

City Council of Peachtree City
Agenda
June 7, 2007
7:00 p.m.

- I. Call to Order
- II. Pledge of Allegiance
- III. Announcements, Awards, Special Recognition
 - Remind Attendees to Turn Off Cell Phones
 - Recognize Winners of Building Safety Week Coloring Contest
 - Recognition of Tom Carty's Service as First Vice-President of the Building Officials Association of Georgia
 - Recognize Marie Washburn for Service on Library Commission
- IV. Public Comment
- V. Minutes
 - October 5, 2006, Executive Session Minutes January 4, 2007, Executive Session Minutes
 - November 2, 2006, Executive Session Minutes May 17, 2007, Regular Meeting Minutes
 - November 16, 2006, Executive Session Minutes
- VI. Monthly Reports
- VII. Consent Agenda
- VIII. Old Agenda Items
 - 05-07-04 Public Hearing – Amendment to the Capital Improvement Element and Amendments to Section 307 of the Code of Ordinances, Development Impact Fees Pertaining to the West Village Service Area
 - 05-07-06 Consider Appointment of Members to Task Force on Development of Wieland's 88-acre Tract
- IX. New Agenda Items
 - 06-07-01 Alcohol License – NEW – She's Bistro & Sushi Bar
 - 06-07-02 Public Hearing – Consider Variance Request for Majestic Estates Driveway
 - 06-07-03 Consider Request to Waive Golf Cart Registration for July 4th
 - 06-07-04 Consider TDK Boulevard Extension
 - 06-07-05 Consider Amendments to Travel Expenses CAR
 - 06-07-06 Consider Request to Change/Add to Fire Department Volunteer Stipend Program
 - 06-07-07 Consider Amendments to MNGWPD Post-Development Ordinance
 - 06-07-08 Consider Committee Appointment to Name Peachtree City's "West Village"
 - 06-07-09 Consider Proposed South 74 BSC Multi-Use Tunnel & Rockaway Road Tunnel Lighting Design
 - 06-07-10 Consider Bids for Design of Walt Banks/Peachtree Parkway & Crosstown/Peachtree Parkway Intersection Improvements & Multi-use Path Construction from the BSC to Cooper Circle
- X. Council/Staff Topics
 - Review & Status of Landscape Plan for SR 54 West (North Side)
- XI. Executive Session

This agenda is subject to change at any time up to 24 hours prior to the scheduled meeting.

City Council of Peachtree City
EXECUTIVE SESSION
Minutes of Meeting
October 5, 2006

Mayor Harold Logsdon called the executive session to order immediately following the regular meeting on Thursday, October 5, 2006. Council Members present were: Steve Boone, Stuart Kourajian, Cyndi Plunkett, and Judi Rutherford. City Manager Bernard McMullen and City Attorney Ted Meeker were also present.

Meeker reported that Flexxon had some appraisals done on the property on GA 54 West being considered for a land swap. Tract E was the Flexxon parcel, which was appraised at \$480,000. Tract C was the City-owned tract that fronted the highway. The appraised value was \$790,000. Meeker reiterated that the state required the swap to be of equal, or more, value. Flexxon wanted to acquire the McWilliams tract on GA 74 and donate it to the City in order to do the swap. The property was landlocked behind the railroad tracks, and Flexxon had a contract on the parcel for \$500,000.

Some Council Members said they were in no hurry to develop the southside of GA 54 West and were willing to wait on a swap that benefited the City. Other Council Members said Tract C was key to both Flexxon's and Doug McMurrain's plans for the area. Another Council Member suggested selling the frontage property and using the proceeds to pay off City debt.

McMullen noted there was a deed restriction on Tract C that Pathway Communities had to release. There was a conservation easement. Meeker said the parcel could be used to advertise the Line Creek Nature Area.

Meeker said his response to Flexxon would be that the proposal on the table now was not of particular interest, but Council was open to future discussion. The value of the other parcel included in the proposed swap needed to be more attractive.

Meeker said Flexxon was proposing the land swap. The City would get Tract E and another parcel if Council were interested in pursuing the land swap at this time.

Rutherford moved to reconvene in regular session. Boone seconded. The motion carried unanimously.

There being no further business to discuss, Plunkett moved to adjourn. Kourajian seconded the motion. The motion carried unanimously. The meeting adjourned at 9:31 p.m.

Jane Miller, City Clerk

Harold K. Logsdon, Mayor

Pamela Dufresne, Recording Secretary

City Council of Peachtree City
EXECUTIVE SESSION
Minutes of Meeting
November 2, 2006

Mayor Harold Logsdon called the executive session to order immediately following the regular meeting on Thursday, November 2, 2006. Council Members present were: Steve Boone, Stuart Kourajian, Cyndi Plunkett, and Judi Rutherford. City Manager Bernard McMullen and City Attorney Ted Meeker were also present.

McMullen reported that Columbia Properties was interested in the Stephens tract on GA 74 South. They were interested in acquiring the Recycling Center, but the obstacle was that it would cost \$500,000 to move the cell tower. It was another potential property swap. The consensus was that Council would be willing to consider it.

Meeker noted that Doug McMurrain of Capital City Development had proposed a land swap during his presentation. Meeker told McMurrain that Council could not make a decision at this meeting. He asked if it would be safe to convey the message that any land swap had to be in the City's favor. He made it clear that the numbers for the City's parcel were out of whack.

Rutherford moved to reconvene in regular session. Boone seconded. The motion carried unanimously.

Rutherford moved to deny the ante litem notice for the Cahill lawsuit. Boone seconded. The motion carried unanimously.

There being no further business to discuss, Plunkett moved to adjourn. Kourajian seconded the motion. The motion carried unanimously. The meeting adjourned at 10:59 p.m.

Jane Miller, City Clerk

Harold K. Logsdon, Mayor

Pamela Dufresne, Recording Secretary

City Council of Peachtree City
EXECUTIVE SESSION
Minutes of Meeting
November 16, 2006

Mayor Harold Logsdon called the executive session to order immediately following the regular meeting on Thursday, November 16, 2006. Council Members present were: Steve Boone, Stuart Kourajian, Cyndi Plunkett, and Judi Rutherford. City Manager Bernard McMullen and City Attorney Ted Meeker were also present.

McMullen discussed the parcels that the City was interested in acquiring for the potential land swap. The parcels included:

1. A 2.56-acre tract in the Willow Road area, needed for golf cart path out of the Pascal tunnel;
2. A 0.5-acre tract on GA 54 West past Wynnmeade, located at entrance to the City;
3. Two tracts totaling 14.20 acres on Senoia Road along the railroad tracks, right-of-way for West Village bridge;
4. A 4.12-acre tract on Petrol Pointe, open space;
5. A 0.82-acre tract on Prime Point, open space;
6. A 4.04-acre tract on Ebenezer Road, open space;
7. A 13.24-acre tract on Flat Creek (old WASA plant), open space;
8. Several tracts, 20.97 acres, on Kelly Green, open space;
9. A 6.35-acre tract adjacent to Cobblestone, open space; and,
10. A 15.97-acre tract on Line Creek, potential recycling center site.

McMullen asked Council if there was anything on the list that Council wanted to put on the table for a possible land swap. Logsdon suggested the land across from the Group VI development, down to Redwine Road. The Council Members said they wanted time to think about it.

Meeker reported that the PCAA had closed on the TDK extension property. The deed was ready to convey to the City.

Kourajian and Rutherford asked what would happen if the City did not take the land or if the PCAA could deed the property to the County. Meeker said that, technically, a road could not be built on someone else's property, but there was an agreement in place. He said there had to be a formal vote to accept the property.

Rutherford asked if the County could accept the dedication of the right-of-way from the PCAA. Meeker said he would have to look at that. Boone said the City had a legal obligation. There was a brief discussion on the TDK extension.

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Executive Session Minutes
November 16, 2006
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Plunkett asked if the City could deed the property to the PCAA, and if the road could be a toll road. Council asked Meeker to look into the possibility and to look at the PCAA dedicating the right-of-way to the County.

Meeker said the questions were whether the City wanted to accept the dedication of the property, and how Council wanted to accept it. Kourajian said he was not prepared to do anything until he completely understood the DRI's traffic study. He also wanted to look at other ways for those people to get to I-85. Rutherford agreed. The Council Members agreed that the acceptance should be on agenda, and any decisions should be as public as possible.

Meeker said another concession was that Pathway Communities would be able to use their property on Lake McIntosh, when it was built, as office space or a conference center.

Council continued to discuss the TDK extension. Logsdon said they had to start working with the City's neighbors. The decision they made would affect the area for 10 to 15 years. Meeker noted that a meeting to discuss the DRI traffic study was scheduled with GRTA on December 8. Council directed staff to discuss the traffic study at the December 7 meeting. The first meeting in January would be the soonest there would be anything on an agenda regarding accepting the land from the PCAA.

Rutherford moved to reconvene in regular session. Boone seconded. The motion carried unanimously.

There being no further business to discuss, Rutherford moved to adjourn. Plunkett seconded the motion. The motion carried unanimously. The meeting adjourned at 9:44 p.m.

Jane Miller, City Clerk

Harold K. Logsdon, Mayor

Pamela Dufresne, Recording Secretary

City Council of Peachtree City
EXECUTIVE SESSION
Minutes of Meeting
January 4, 2007

Mayor Harold Logsdon called the executive session to order immediately following the regular meeting on Thursday, January 4, 2007. Council Members present were: Steve Boone, Stuart Kourajian, Cyndi Plunkett, and Judi Rutherford. City Manager Bernard McMullen and City Attorney Ted Meeker were also present.

Meeker reported that a temporary easement was needed at the Peachtree Villas on GA 74. The cart path in the area had been torn up and was unusable due to the road widening. He said the City needed to ask for a temporary construction easement for a cart path. The seniors that lived in the complex needed the path.

Rutherford moved to reconvene in regular session. Logsdon seconded. The motion carried unanimously.

Rutherford moved to authorize the Mayor to sign a temporary construction easement. Logsdon seconded. The motion carried unanimously.

There being no further business to discuss, Kourajian moved to adjourn. Logsdon seconded the motion. The motion carried unanimously. The meeting adjourned at 10:19 p.m.

Jane Miller, City Clerk

Harold K. Logsdon, Mayor

Pamela Dufresne, Recording Secretary

City Council of Peachtree City
Minutes of Meeting
May 17, 2007
7:00 p.m.

The City Council of Peachtree City met Thursday, May 17, 2007, in the City Hall Council Chambers. Mayor Logsdon called the meeting to order at 7:00 p.m. Other Council Members present: Steve Boone, Cyndi Plunkett, and Judi Rutherford. Stuart Kourajian was unable to attend.

Announcements, Awards, Special Recognitions

Mayor Logsdon read a proclamation of appreciation to Webb Lindsey & Wade for their sponsorship of the summer concert series at the Amphitheater.

Public Comment

There was no public comment.

Minutes

Rutherford moved to approve the May 1, 2007, workshop minutes and the May 3, 2007, regular meeting minutes as written. Boone seconded. The motion carried unanimously.

Consent Agenda

1. **Consider Appointments to Library Commission – Adele Klingshirn,
John Waterhouse**
2. **Consider Stormwater Maintenance Agreements**

Rutherford moved to approve the Consent Agenda. Boone seconded. The motion carried unanimously.

Old Agenda Items

05-07-01 Citizen Request to Address Council Concerning Stormwater Fees

David Chaney gave Council a copy of his remarks (a copy is included in the official meeting file). Chaney told Council the stormwater utility fee was unfair to homeowners. He blamed the flooding issues in the City on industry and commercial strip malls. Council listened to Chaney's remarks, and no action was taken.

New Agenda Items

05-07-05 Consider Installation of Speed Cushions in Planterra Ridge Subdivision

Stormwater Manager Mark Caspar noted that Council met with the Planterra Ridge Homeowners Association (HOA) on May 3, 2006, to discuss the traffic issues in the neighborhood. Several alternatives to reduce traffic volume and speed were discussed. Temporary speed bumps were installed with the understanding that the traffic flows would be re-evaluated once all four lanes opened on SR 54. State Route 54 opened on July 19, 2006. The studies were conducted in September 2006 and January 2007. Caspar went over the traffic counts for the subdivision, which showed a decrease. (A copy of the PowerPoint presentation is included in the official meeting file.) Caspar continued that the counts showed the speed bumps had worked. The speed bumps were always intended to be temporary, with the potential to do something permanent later.

Caspar said staff met with the HOA on March 23 to discuss progressing to a permanent fix. The discussion focused on speed tables, which were found in Smokerise, and speed cushions, which were new. Three speed cushions would be placed across the street at each location that currently had speed bumps. The option would impede traffic as far as volumes and speed, but did not impede fire trucks. The City's trucks had six-foot wide wheel bases. The EMS vehicles had a wheel base of five feet.

Caspar noted that those vehicles would be impeded, especially if they were transporting patients. Most cars had a wheel base of four to four and one-half feet. Caspar continued that he had discussed the issue with the Fire and Police Departments. They felt the speed cushions and tables were a safer fix since they did not impede emergency vehicles and affect response times as much as the speed bumps. Rutherford reiterated that they would affect the times of ambulances and police cruisers.

Boone asked if the speed cushions would disappear like the speed bumps had. Caspar said the current speed bumps just had spikes through them. Boone said they were also glued. Each cushion had 48 lag bolts that screwed in and expanded out for a tight fit. Each cushion was made of eight interlocking pieces. They would be difficult to remove.

Caspar continued that the HOA had agreed to pay 50% of the cost of materials and installation for each device. There would be no new signage requirements other than lettering changes, which could be done at a nominal fee.

Rutherford noted the statistics for the southbound traffic on Planterra Way. She said there was less traffic now (860) compared to the pre-54/Wal-Mart count (984). She added that there was also significantly less traffic on Kelly Green. The speed bumps were supposed to be temporary. She asked if it had been considered to remove the speed bumps and do another traffic count before Council spent \$18,000. Caspar said that was discussed, but the HOA felt cut-through traffic could become a problem again with the widening of SR 74.

Logsdon said he understood there was an agreement to keep two lanes open all the time on SR 74 during the construction. City Engineer Dave Borkowski said two lanes would be kept open, and the traffic would shift for paving; however, there would be some work that would require the road to close and to re-route traffic to Dividend.

Rutherford said that Planterra Way had been a natural bypass to get to Wal-Mart and to avoid the SR 54 West area. She added that the natural bypass for the SR 74 widening would be Peachtree Parkway. Rutherford said they needed to consider how many speed bumps had been stolen and replaced. Boone said about half of the speed bumps had been replaced. Rutherford suggested they consider taking the speed bumps out and monitoring the traffic for 90 days before spending the money on the speed cushions.

Logsdon asked how long it would take to get the speed cushions once they were ordered. Caspar said they would be delivered two weeks after the order was placed.

Planterra Ridge HOA President Manny Guerrero said no one in the neighborhood liked the speed bumps, but their concern was safety given the neighborhood's geographic location between SR 54 and SR 74 and TDK. It was not just the amount of traffic, but also the speed that was a concern. Some of the residents had clocked people going 50 miles per hour. The neighborhood had a lot of children. He continued that people would start using the neighborhood as a cut-through again if the speed bumps were removed. He asked Borkowski if the signs would also be removed during the 90 days. Borkowski said they would be covered. Plunkett agreed that speed was the bigger issue due to the long straightaway.

Boone noted that it had been said the speed bumps reduced property values in the subdivision. Guerrero said there was not 100% agreement among the residents regarding the speed bumps. The board worked hard to let the residents know the bumps were temporary. They had been effective. As far as home values, a realtor lived in the subdivision that could produce the actual data. He could fax that information later.

Rutherford said her decision on speed cushions would be based on safety versus home prices. She asked if the Police Department had recorded speeds in the area since the road construction was completed, especially along the straightaway. Caspar said he was not aware if the Police Department had done it, but speed had been part of Engineering's studies, but only at the entrances.

Plunkett noted that the speed limit had been reduced to 25 miles per hour. Rutherford said that the speed bumps had done little to slow people down. Caspar said that could be due to the location. The locations should be reassessed.

Boone asked why nine speed calming devices were needed. Caspar said there were site distance issues that had to be considered. There were also standards for specific spacing of the devices in order for them to be effective. Boone said he understood that, but felt nine were too many. Guerrero said some of the homeowners would agree that the speed bumps had accomplished the goal of keeping people from driving through the subdivision, but they should not all be removed. They were certainly willing to work with staff on the placement of the cushions. The speed cushions were quieter and were environmentally friendly since they were made of recycled materials. The question was whether that would enhance the value of the neighborhood more than knowing people were going 50 miles an hour through the neighborhood.

Plunkett moved to table the issue to the second meeting in June, to leave bumps as they were, to do traffic counts, and to let engineers look and see if nine locations were necessary. Guerrero asked Plunkett to clarify her request. Plunkett said that two things would be done in the next month – look at whether all the speed bumps were needed and analyze the speeds on the straightaway. She said the people who lived in the neighborhood needed to slow down too. Logsdon noted that speed was an issue in the neighborhood. He had observed it.

Plunkett restated her motion to table the agenda item until June 21, and during that time to conduct the studies. Guerrero clarified that the question would not be to remove the speed bumps, but whether to lower the number. Plunkett said there were three questions – to leave it as is, whether to reduce the number or not, and whether it was needed at all. Rutherford said they needed more information regarding the speed on the straightaway and more specific information on the number of devices needed. Rutherford added that any devices stolen would not be replaced. Rutherford seconded the motion. The motion carried unanimously.

05-07-06 Consider Establishment of Task Force Concerning Development of Wieland's 88-acre Tract

Logsdon noted there was an additional document on the dais – an e-mail from Dan Fields of John Wieland Homes & Neighborhoods dated May 14, 2007, regarding the task force.

City Manager Bernard McMullen said staff was looking for a recommendation from Council. He said they would like to add Leisure Services Director Randy Gaddo and City Planner David Rast to the task

force. Rutherford said there should also be representatives from the Peachtree City Christian Church, as well as Honeysuckle Ridge and Blueberry Hill subdivisions. Those residents had been very concerned during the initial discussion. Boone said Plunkett had suggested Planterra Ridge also be represented.

Plunkett asked if there were any rules or restrictions on forming a task force. City Attorney Ted Meeker said no, but Council could form the committee. Plunkett said the committee would operate under the Sunshine Law, and public notice of meetings had to be given. Plunkett said there needed to be a manageable number of people on the task force. Rutherford said it should include the people directly concerned with what happened there. It would be good to have someone from the railroad on the task force, especially if the railroad planned to open up the crossing at Comcast again.

Logsdon asked Plunkett if she would lead the task force. Plunkett said she would. Logsdon suggested each Council Member submit two names. Rutherford said Wieland should also have two representatives on the task force, and the task force should have an odd number of members. Plunkett asked that the Council Members send their suggestions to her and copy everyone on the e-mail. She said Council could look over the list at the next meeting to see if there was a good cross-section represented. Guerrero said he was also a member of the Peachtree City Civic Association, and he asked that a representative from that group also be included on the task force. Logsdon said everyone would be represented, and Council would ensure that.

Phyllis Aguayo said whatever happened in that area affected the entire City, not just the immediate subdivisions. She continued that many groups had looked at the area over the years, and there were reasons the land had remained industrially zoned. She asked if the task force would be proactive, or if there had already been a rezoning request. Rutherford said the task force would be proactive. Council had turned down Wieland's proposal, and the task force would help Council provide direction for any further proposals.

05-07-07 Consider Resolutions on Emergency Medical Services Funding and Insurance Premium Tax Rollback by Fayette County

Logsdon explained that the first resolution basically stated that Council wanted the County to stop taxing City residents for EMS services since the City had its own EMS and did not use the County's services. The insurance premium tax rollback was designed to cover services provided in the unincorporated areas. The tax was being calculated incorrectly, which amounted to double-taxing City residents again. The County Commission was getting ready for budget hearings, and the City wanted to put them on public notice that the double-taxing should stop.

Rutherford added that Council also wanted the residents to contact the County Commissioners to let them know they did not want to be taxed twice for the same service. Logsdon agreed that phone calls and e-mails to the County Commissioners would be good. Rutherford said any HOAs that wanted a Council Member or someone on City staff to attend a meeting to explain the issues to their members should call City Hall.

Rutherford noted that the County had fire districts, so residents were not taxed for services they did not receive. The City had its own fire department, so the County did not tax City residents for fire services. The City had its own EMS, but the County did tax residents for an EMS service they did not use. The City's position was that the County could have the same districts for the EMS. She noted

that Fayetteville had a fire department, but used the County's EMS. She said Council was asking the County to divide EMS into districts. The City was double-taxed more than \$200,000. She said that money could be used to increase the City's services.

Boone moved to adopt and sign the two resolutions for the support of the tax equity in the EMS service and the insurance premium rollback. Rutherford seconded. The motion carried unanimously.

05-07-08 Consider Bids for Meade Field Parking Lot Improvements

Gaddo asked Council to approve the bid award to Massana Construction to upgrade the parking lot at Meade Field. The upgrades included re-graveling the two parking lots and driveways, re-organizing parking, wheel stops, and improved signage for better traffic flow. There should be approximately 260 spaces total for both lots. Massana was the low bidder at \$115,220. He continued that \$144,630 had been budgeted.

Rutherford moved to approve the award for parking lot improvements at Meade Park to Massana Construction for a price not to exceed \$115,220. Boone seconded.

Plunkett asked what would happen to the parking lot if there was a redrawing of how Meade Field looked with the realignment of Rockaway Road. Gaddo said nothing could not be done outside of the existing borders without affecting stormwater issues. Those same areas would still be parking areas.

Beth Pullias noted that her husband was president of the Peachtree City Girls Softball Association. She continued that he requested that additional signage to exclude soccer parking be installed for Softball Fields 5-6 in the lower Meade Field area. During tournaments and game days, the soccer people inundated that parking lot, too, and the situation was bad. Gaddo said that had been discussed during the early stages and was covered.

The motion carried unanimously.

05-07-09 Consider Bids for Medic Remount

Captain Peki Prince asked Council to approve the bid from Peach State Ambulance, Inc. The low bid was \$87,317, and \$72,800 was budgeted. The remount met the new emission standards, and the new rules and regulations regarding refrigeration of medication. Ford was no longer manufacturing chassis, so they had to go back for bid on a Chevrolet. The increased price was supply and demand. The diagnostic software was also included in the bid. Rutherford asked how much the ambulance would cost if it was bought from scratch instead of remounting. Prince said the cost would be well over \$100,000.

Boone asked where the additional funds would come from. Financial Services Director Paul Salvatore said there were ample funds in the PIP contingency. There was a \$200,000 line item available to cover cost overruns. Boone asked if the PIP contingency was doing alright. Salvatore said there had been savings in other areas and the balance was up to \$209,358, including the deduction for this item.

Rutherford moved to approve the bid for remounting the ambulance to Peach State Ambulance, Inc., for a cost not to exceed \$87,317, and that the additional \$14,517 needed to augment the budgeted \$72,800 be taken from the 2007 PIP contingency fund. Boone seconded. The motion carried unanimously.

Council/Staff Topics

Rutherford noted there had been an article in the newspaper asking residents to not put out blankets early for July 4th. Council had discussed a possible ordinance a year ago, but this was much nicer what she had in mind. She asked how it would be enforced. McMullen said the enforcement had not been discussed specifically, but most of the places people put blankets out were City property. The City had the ability to go out and pick up the blankets put out prior to 3 p.m. and take them to City Hall or the Recreation Department. Rutherford said they had discussed picking them up last year when the blankets were out three days early. The problem was that people had not been warned. She was not sure people should be pre-warned to be courteous to the public when no one was allowed to use public property for three and one-half days due to the blankets. McMullen said it would not be the only announcement. It would be put out several times over the next several weeks. Rutherford said the City needed to enforce it. Logsdon agreed enforcement had to be tightened.

Plunkett asked if any lots had sold in the third phase of Cedarcroft. Meeker noted that Phase 3 had not been final platted. If the lots were being sold in that area, it was contrary to the subdivision agreement. Plunkett asked staff to investigate.

Plunkett asked about the landscaping on SR 54 West. Rutherford asked whether the golf cart path met the state's specifications. McMullen said that the path issue had been discussed with DOT. It needed to be five feet from the back of the curb, and there were sections where the path was too close to the road. City Planner David Rast was to work with RAM Development on relocating the path. Rutherford said she would like to have the landscaping as an agenda item at the next meeting. Plunkett added that the HVAC area near Johnny's Pizza was not screened. It was not the way the area was envisioned.

Plunkett asked for an update on the traffic signal at Wisdom Road/SR 74. Borkowski said the City had received the permit from Atlanta. The Request for Proposal (RFP) for the engineering work had been submitted. The process was the same as for the traffic signal at Stevens Entry/SR 54. Logsdon asked how long it would take; they had been discussing the Stevens Entry/SR 54 signal for a year. Plunkett asked Borkowski to let Council know if there was anything they could do to expedite it.

Rutherford asked if there was an update on the Flat Creek bridge. Borkowski said he met with the engineer regarding the cost estimate on the latest alternative, which would cost approximately \$712,000. The latest alternative used multiple aluminum arch spans and culverts to tie over to the other cart paths. They had asked for some value engineering to reduce the number of openings and cost. The original plan that met the specifications was estimated at \$260,000 and used earthen fill to tie into the natural grade.

Rutherford noted that they had been working on the Gateway Bridge for three and one-half years. Information had been requested at the beginning of the year so Council could decide what to do about the bridge since the estimate was several years old. She asked if there was any progress on the design specs. Borkowski said that Rast knew the most about this project. He had only seen concepts from QK4. McMullen said the issues with this bridge were similar to the railroad bridge. QK4, who had been awarded the task order, could not proceed until the City received the categorical exclusion from DOT, which had just been received. Rast and Borkowski would be meeting with QK4 within a week. McMullen said he had asked Rast for a drop dead date on the estimates. Rutherford asked if the project could be priced from the concept. McMullen said he had asked for a concept design, so they

could determine an initial estimate. Boone asked if they could do a 10% parametric estimate. McMullen said that was what would be done.

Boone asked for an update on Huddleston Pond. Borkowski said he had good news. The Army Corps of Engineers finally came out with the local conditions for the wetlands permit, and the consultant was working on it. The draft application and maps for the buffer permit were ready, and he had given the consultant comments on it. He had not spoken to the consultant yet to find out if the application had been submitted, but he would call again the next day.

Rutherford asked for an update on the golf cart bridge over the railroad. Borkowski said they were still waiting on the categorical exclusion. The plans were at the office of Moreland & Altobelli, the firm working for the DOT, but had not yet been reviewed. McMullen said they had received word that they were satisfied with the application for the categorical exclusion. It would take 30 days to process and get signatures. Moreland & Altobelli indicated that they could not go further until the City received the categorical exclusion. Staff still needed to get right-of-way drawings from QK4. Rutherford asked if they had looked at the fact that the path came out at the traffic light. Borkowski said he had spoken to Mike England at the DOT, and they were going to put up a "Pedestrian Crossing Ahead" sign. He would follow up to see when it would be installed.

Rutherford asked if the SR 74 construction was on track. Borkowski said he had not heard, but they were making progress. Rutherford asked when the state would install the sound walls. Borkowski said he would find out what the schedule was.

Logsdon reported that former Mayor Fred Brown had suggested that a task force be formed to come up with a Scottish name for the West Village. Jerry Peterson had also come up with some unique names. He asked that this be included on the next agenda.

Plunkett moved to convene in executive session for threatened or pending litigation and personnel. Boone seconded. The motion carried unanimously.

Rutherford moved to reconvene in regular session. Boone seconded. The motion carried unanimously.

There being no further business to discuss, Plunkett moved to adjourn. Boone seconded the motion. The motion carried unanimously. The meeting adjourned at 9:45 p.m.

Betsy Tyler, Deputy City Clerk

Harold K. Logsdon, Mayor

Pamela Dufresne, Recording Secretary

2007 City Event Calendar

		<u>June</u>
		6/5 & 6 – City Council Budget Workshop, 6:30 pm 6/7 - City Council Meeting, 7 pm 6/18 – City Council Budget Workshop, 6:30 pm 6/19 – Town Hall Meeting, 7 pm 6/21 - City Council Meeting, 7 pm
<u>July</u>	<u>August</u>	<u>September</u>
7/3 – City Council Workshop (Tentative), 6:30 pm 7/4 – Independence Day – City offices closed, Parade & Fireworks 7/5 – City Council Meeting, 7 pm 7/12 – City Council Budget Workshop, 6:30 pm (If Needed) 7/19 – City Council Meeting, 7 pm	8/2 – City Council Meeting, 7 pm 8/7 – City Council Workshop (Tentative), 6:30 pm 8/16 – City Council Meeting, 7 pm 8/25 – Kidz' Fest, 11 am – 3 pm, Shakerag Knoll	9/3 – Labor Day, City offices closed 9/4 – City Council Workshop (Tentative), 6:30 pm 9/6 – City Council Meeting, 7 pm 9/15&16 – Shakerag Arts & Crafts Festival 9/20 – City Council Meeting, 7 pm
<u>October</u>	<u>November</u>	<u>December</u>
10/2– City Council Workshop (Tentative), 6:30 pm 10/4 – City Council Meeting, 7 pm 10/13 & 14 – Great Georgia Air Show 10/18 – City Council Meeting, 7 pm 10/20 – PTC Classic Road Race	11/1 – City Council Meeting, 7 pm 11/3 –Chili Cook-Off 11/6– City Council Workshop (Tentative), 6:30 pm 11/15 – City Council Meeting, 7 pm 11/22 & 23 – Thanksgiving Holiday, City offices closed	12/1 – Hometown Holiday 12/4– City Council Workshop (Tentative), 6:30 pm 12/6 – City Council Meeting, 7 pm 12/20 – City Council Meeting, 7 pm 12/24 & 25 – Christmas Holiday, City offices closed

2008 City Event Calendar

<u>January</u>	<u>February</u>	<u>March</u>
1/1 – New Years Day, City offices closed 1/4 - City Council Meeting, 7 pm 1/18 - City Council Meeting, 7 pm 1/21 – MLK Day – City offices closed	2/5 – City Council Workshop (Tentative), 6:30 pm 2/7 – City Council Meeting, 7 pm 2/21 - City Council Meeting, 7 pm	3/4 – City Council Workshop (Tentative), 6:30 pm 3/6 – City Council Meeting, 7 pm 3/20 - City Council Meeting, 7 pm

Note: Items in **BOLD** are new additions

Updated 4/26/07

ADMINISTRATIVE SERVICES

MONTHLY REPORT

For Month of: April 2007

	<u>March-07</u>	<u>April-07</u>	<u>FY 2007 YTD</u>	<u>FY 2006 YTD</u>
<u>Human Resources</u>				
Workers Compensation Claims Filed	4	0	14	10
City Vehicle / Equipment Accidents	3	2	15	7
Lawsuit Legal Fees	\$8,100.51	\$8,276.33	\$45,471.90	\$44,453.84

Municipal Court

Fines Collected	\$147,135.00	\$124,400.00	\$809,711.30	\$867,053.91
Online Transactions	218	147	1,081	1,206
Citations Closed	847	582	4,055	4,983
Jail Fund Balance	\$4,738.02	\$5,786.76	\$105,899.74	\$86,169.92

** Approximately 33% of the Municipal Court Fines Collected reflect mandated add-ons that pass through to State and other agencies.*

*** A positive Jail Fund Balance reflects a credit with the County based on jail fees paid versus number of prisoners housed*

Public Information

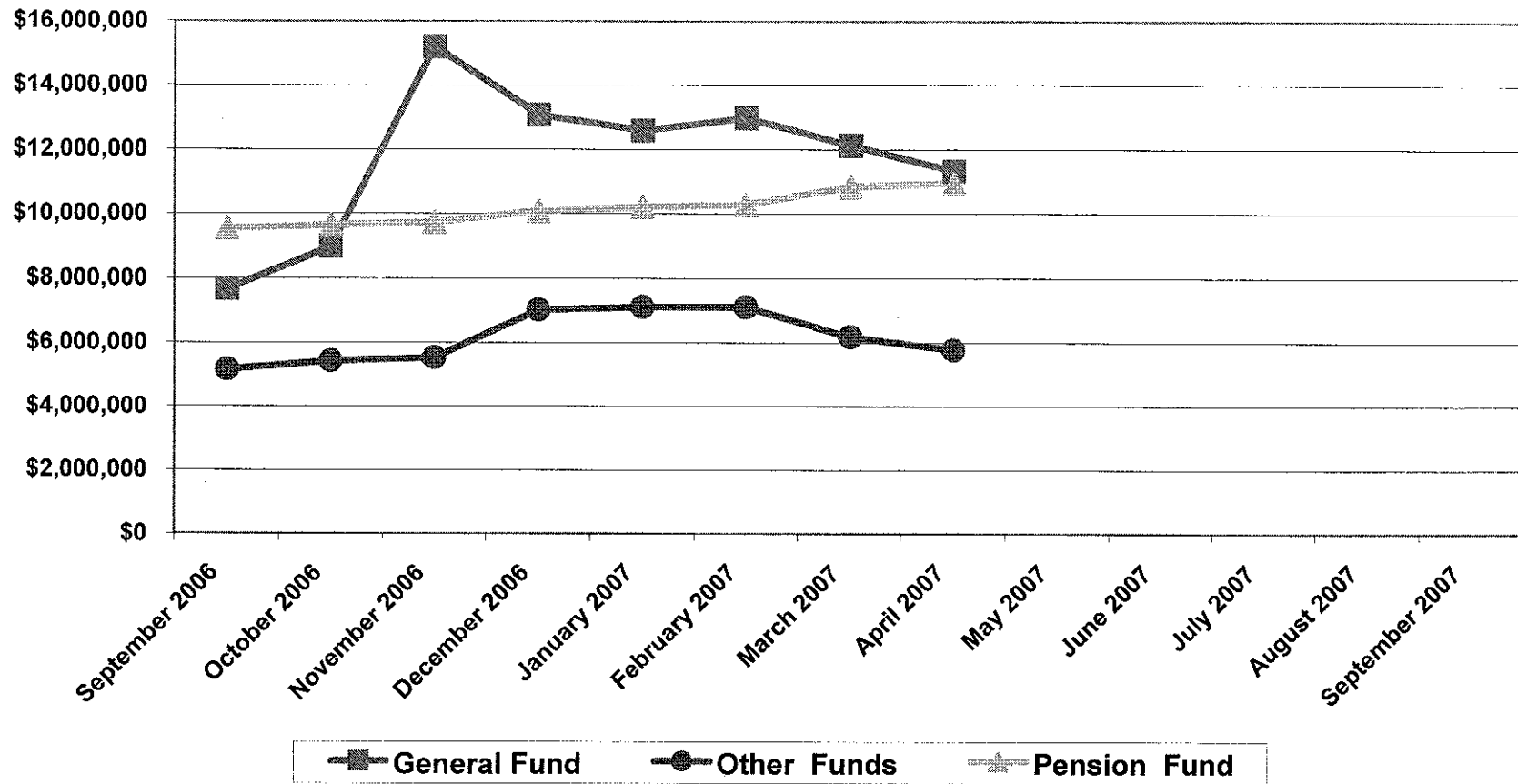
New Businesses Registered	40	34	222	192
Public Contacts, Questions & Complaints	93	66	501	565

This includes 5 complaints against Comcast Cable Company, 1 sanitation company complaint, and 4 Open Records/Discovery Requests.

**PEACHTREE CITY BUILDING DEPARTMENT
FY 2007**

	Mar-07	Apr-07	Fiscal Y-T-D 2007	Fiscal Y-T-D 2006
DEVELOPMENT PERMITS:	5	11	45	107
BUILDING PERMITS:				
Single Family Residential	6	4	53	98
Multi-Family Residential	0	0	0	0
Misc.-Pools/fences/additions	55	60	326	339
Commercial/Industrial	15	12	87	93
TOTAL INSPECTIONS:	695	545	3,809	4,059
CERTIFICATE OF OCCUPANCY:				
Residential	7	5	50	63
Commercial	9	5	40	28
Multi-Family Residential	0	0	0	0
CODE ENFORCEMENT:				
Sign Violations	70	76	919	1456
Rehab	11	13	104	119
Notice of Violations	183	281	1,367	1323
Citations	3	5	18	16
Stop Work Orders	10	0	44	79
Complaints From Citizens	31	27	134	101
PERMIT FEES COLLECTED:	17,409	23,476	208,620	375,009
POPULATION:	36,156	36,166	36,166	35,939
Based on 2.09 of completed occupancy				

**CITY OF PEACHTREE CITY
FISCAL YEAR 2007
MONTHLY ENDING CASH/INVESTMENT BALANCES
(UNAUDITED)**



Note: Other Funds include Special Revenue Funds, Capital Projects Funds, Debt Service Funds, Proprietary Funds (including the Stormwater Utility Fund), and Agency Funds.

CITY OF PEACHTREE CITY
GENERAL GOVERNMENTAL FUNDS BUDGET COMPARISON(UNAUDITED)
FOR THE SEVEN MONTHS ENDED APRIL 30, 2007

PERCENTAGE OF BUDGET YEAR COMPLETED 58.3%

GENERAL FUND REVENUES BY MAJOR CATEGORIES

Description	2007 Budget	YTD Actual	Dollar Difference	Percentage To-Date
General Property Taxes	\$ 10,094,474	\$ 9,614,838	\$ (479,636)	95.25%
Franchise Taxes	2,191,127	1,036,615	(1,154,512)	47.31%
Local Option Sales Tax	7,046,292	4,131,834	(2,914,458)	58.64%
Other Sales & Use Taxes	652,642	386,790	(265,852)	59.27%
Business Taxes	2,086,038	2,100,779	14,741	100.71%
Licenses & Permits	956,294	563,110	(393,184)	58.88%
Grants	204,966	124,059	(80,907)	60.53%
Charges for Services	1,181,932	514,002	(667,930)	43.49%
Fines & Forfeitures	1,140,817	550,250	(590,567)	48.23%
Investment Income	428,565	382,880	(45,685)	89.34%
Other Revenue	9,227	15,089	5,862	163.53%
Other Financing Sources	407,943	179,662	(228,281)	44.04%
Total General Fund Revenues	\$ 26,400,317	\$ 19,599,908	\$ (6,800,409)	74.24%
Surplus Carryover	594,202	-		
Total General Fund	\$ 26,994,519	\$ 19,599,908		

GENERAL FUND EXPENDITURES BY DIVISION AND/OR TYPE

Division and/or Type	2007 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Executive Services	\$ 482,855	\$ 244,565	238,290	50.65%
Administrative Services	1,032,585	551,861	480,724	53.44%
Financial Services	898,978	519,458	379,520	57.78%
Police Services	5,568,253	2,914,398	2,653,855	52.34%
Fire/EMS Services	5,211,897	2,729,121	2,482,776	52.36%
Public Works	4,140,279	2,128,346	2,011,933	51.41%
Leisure Services	4,965,003	2,565,624	2,399,379	51.67%
Developmental Services	1,332,497	728,375	604,122	54.66%
Non-Divisional:				
Council Contingency	94,760	-	94,760	0.00%
Non-Profit Organizations	20,000	20,000	-	100.00%
Transfer to Development Authority	35,000	35,000	-	100.00%
Transfers to Other Funds	3,371,202	2,149,815	1,221,387	63.77%
Liability Insurance	80,835	54,995	25,840	68.03%
Legal Services	162,880	63,873	99,007	39.21%
General Administration/Bad Debt Expense	70,429	438	69,991	0.62%
Other	(472,934)	-	(472,934)	0.00%
Total General Fund	\$ 26,994,519	\$ 14,705,869	\$ 12,288,650	54.48%

HOTEL/MOTEL FUND REVENUES

Description	2007 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Total Hotel/Motel Taxes	\$ 1,092,291	\$ 533,216	\$ (559,075)	48.82%

HOTEL/MOTEL TRANSFERS OUT

Type	2007 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Transfer to General Fund	\$ 364,097	\$ 175,739	\$ 188,358	48.27%
Transfer to Tourism Association	728,194	357,477	370,717	49.09%
Total Hotel/Motel Transfers Out	\$ 1,092,291	\$ 533,216	\$ 559,075	48.82%

CITY OF PEACHTREE CITY
FINANCIAL SERVICES MONTHLY REPORT (UNAUDITED)
AS OF APRIL 30, 2007

**SUMMARY OF MAJOR EXPENDITURES BY CITY MANAGER
APRIL 2007**

Description	Vendor	Award	Date
Driveway Improvements - Station 82	G S Construction	\$ 15,810.00	04/12/2007
Insight Public Sector	Mobile VPN Software	14,781.00	04/18/2007

**PURCHASING REPORT
FOR MONTH ENDED APRIL 30, 2007 AND APRIL 30, 2006**

Activity	Fiscal Year 2007	Fiscal Year 2006
Purchase Orders / Requisitions Processed	268	189
City Store Requisitions Processed	10	8
Sealed Bids Requested	4	6
Requests for Proposals	1	0
Bids Awarded	2	3
Requests for Proposals Awarded	1	1
Contracts Prepared	3	5
Fixed Assets Purchased	11	3

**INFORMATION TECHNOLOGY REPORT
APRIL 2007 AND YEAR-TO-DATE**

Activity	Current Month	Fiscal Year 2007
Work Orders Created	59	674
Work Orders Closed	57	627
Work Orders Open	2	41
Project Work Orders	57	603
Technical Support	59	655
Website Visits	88,463	513,937

**PEACHTREE CITY FIRE/EMS DEPARTMENT
2007 MONTHLY REPORT**

	Mar. 07	Apr. 07	2007 FY-T-D	2006 FY-T-D
FIRE/ACCIDENT CALLS				
Actual Residential Fires	0	5	15	16
Actual Business/Industrial Fires	1	1	7	6
Rescue/EMS Assist	132	124	980	1009
Vehicle/Golfcart Accidents	37	16	150	176
False Alarms	22	30	176	142
¹ Other	32	24	187	173
Total Engine Response	224	200	1515	1522
 Dispatched Fire Calls	 58	 66	 418	 371
 Response Time Fire	 4:50	 4:52	 5:00	 4:46
RESCUE/EMS				
Trauma	35	27	240	424
Medical	169	106	966	822
Total # Patients	204	133	1206	1246
 Patients Transported	 98	 72	 617	 579
 Dispatched EMS Calls	 167	 133	 1094	 1162
 ² Total Medic Response	 216	 212	 1497	 1581
 Response Time EMS	 4:14	 4:26	 4:34	 4:10
 Dispatched Fire/EMS Total	 225	 199	 1512	 1533
EMS BILLING				
Patients Billed	81	62	501	511
 Revenue Generated	 34,203	 25,691	 204,912	 199,618
 ³ Total Revenue Received	 21,382	 21,596	 149,727	 165,682

¹Other miscellaneous responses; gas and water leaks, hazmat spills, etc.

²Includes Fire Assist Responses

³Revenue Received on All Outstanding Accounts

LEISURE SERVICES MONTHLY REPORT

Apr-07

<u>Activity Description</u>	<u>Unit</u>	<u>Apr. 07</u>	<u>FY 2007 YTD</u>	<u>FY 2006 YTD</u>
Library				
Books Circulated	number	33,889	220,183	133,927
Internet Usage	visits	3,989	23,417	16,753
Computer Lab Use	hours	18	202	305

***Low use due to holidays**

Recreation

Class/Program Revenue	\$	\$1,884	\$17,005	\$20,614
Playing Surface Mowing	hours	486	1,398	1,410
Playing Field Preparations	hours	875	4,281	4,251
Building Maintenance	hours	508	3,047	3,049
Safety Inspections	visits	50	350	350
Litter Removal	hours	324	2,028	1,942
Complaints answered	number	1	6	13

**PEACHTREE CITY POLICE DEPARTMENT
2007 MONTHLY REPORT**

	MARCH 2007	APRIL 2007	2007 CYTD	2006 CYTD
PART I CRIMES				
Criminal Homicide	0	0	0	0
Rape	0	0	0	0
Robbery	0	0	1	0
Aggravated Assault	0	0	1	2
Arson	0	0	0	0
Motor Vehicle Theft	2	9	18	12
Theft	12	21	70	97
Burglary	3	4	14	8
TOTAL PART I CRIMES	17	34	104	119
ALCOHOL/DRUG ARRESTS				
DUI – TOTAL	13	17	64	71
DUI – ADULT	13	14	58	64
DUI – UNDERAGE	0	3	6	7
MINOR IN POSSESSION OF ALCOHOL	4	1	16	22
DRUG ARRESTS:				
MARIJUANA	4	1	13	22
METHAMPHEDIMINE	3	0	4	1
COCAINE	0	0	0	3
OTHER (opium, etc)	5	2	7	0
ARRESTS				
PROPERTY CRIMES	9	11	48	41
PERSON CRIMES	9	8	25	11
CITY ORDINANCES	33	34	114	140
TRAFFIC OFFENSES	64	43	219	241
OTHER	46	46	186	195
AVERAGE RESPONSE TIME	5.44	5.55	5.49	5.58
CALLS ANSWERED	5,929	5,340	21,687	24,231

TRAFFIC

CITATIONS ISSUED	642	536	2,570	2,558
WARNINGS	642	482	2,605	1,985
ACCIDENTS	110	81	395	385

TOP 5 ACCIDENT LOCATIONS – MONTH

HWY 54 / HWY 74	6
HWY 54 / PLANTERRA WAY	4
HWY 74 / ROCKAWAY ROAD	3
HWY 54 / FLAT CREEK	2
HWY 74 / CROSSTOWN ROAD	2

TOP 5 ACCIDENT LOCATIONS – Y T D

HWY 54 / HWY 74	38
HWY 54 / PEACHTREE PARKWAY	12
HWY 54 / PLANTERRA WAY	11
HWY 74 / CROSSTOWN ROAD	10
HWY 74 / HOLLY GROVE ROAD	9

PUBLIC SERVICES MONTHLY REPORT

APRIL 2007

<u>Activity Description</u>	<u>Unit</u>	<u>April- 07</u>	<u>FY 2007 YTD</u>	<u>FY 2006 YTD</u>
Street Patching	Hrs.	371	1,009	2,337
Street Crack Sealing	Hrs.	0	420	461
Drainage Maintenance	Hrs.	421	2,706	1,053
Street Sweeping	Hrs.	23	277	292
Cart Path Paving	Ft.	3,884	21,854	25,277
Cart Path Prepped For Paving	Ft.	2,816	7,093	12,889
Cart Path Litter Removal	Hrs.	62	917	911
Cart Path Drainage Maintenance	Hrs.	218	1,042	1,673
R.O.W. Mowing	Hrs.	693	1,786	1,046
R.O.W. litter Removal	Hrs.	338	3,572	2,866
General Maintenance	Hrs.	128	1,825	2,375
Mowing (Subdivision Entrances)	Hrs.	888	1,822	1,780
Landscape Maintenance	Hrs.	72	705	555
Landscape Planting/Mulching	Hrs.	97	2,254	3,660
Subdivision Sign Maintenance	Hrs.	90	569	168
Traffic Sign Maintenance	Hrs.	68	673	1,144
Vandalism Repairs	Hrs.	24	224	31
Vandalism Repairs	Dls.	375	3,653	1,179
Citizen Requests Answered	Num.	75	480	425
Community Service	Hrs.	0	40	160

RECYCLING SITE

Manhours	Hrs.	52	327	466
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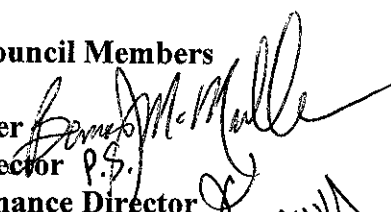
PARTICIPANTS

Recycling	Num.	355	1,651	1,653
Composting	Num.	1,272	5,879	6,774
Mulch Pick Up	Num.	156	369	672

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager 
Finance Director P.S.
Assistant Finance Director
Developmental Services Director 

FROM: City Planner/ Zoning Administrator  David

DATE: May 25, 2007

SUBJECT: West Village Development Impact Fees
June 7, 2007 City Council Agenda

Recommendation:

Staff recommends that the proposed ordinance establishing the West Village Service Area be adopted as proposed and the impact fee for new residential development within this service area be established at \$1,502.00 per dwelling unit (Attachment "A").

Discussion:

In accordance with the Georgia Development Impact Fee Act, City Council appointed the West Village Development Impact Fee Committee ("Committee") to assist Staff in determining what the impact fees for the proposed West Village might be, should this area be annexed as proposed. This law mandates that 40% of the committee shall be representatives from the development, building, or real estate industry. The Committee was comprised of representatives from the Midwest Georgia Homebuilders Association, the Fayette County Board of Realtors, the Development Authority of Peachtree City, the Comprehensive Plan Advisory Board and the Planning Commission. In addition, a resident of Peachtree City volunteered to serve on this board.

Staff met with the Committee on three occasions to review the proposed annexation and to assist in establishing the impact fee for this new development should the property be annexed. In accordance with the procedures for establishing impact fees, the Committee recommended that impact fees for the proposed West Village Fire Station would be assessed only to those residential units within the West Village Service Area because this station will primarily serve the residential development within this area. Construction costs for this new fire station were provided by the city's Fire and Engineering Departments and were based on current construction costs for this type of building and associated equipment.

West Village Development Impact Fees

May 25, 2007

Page 2

The Committee also recommended that the cost of the proposed expansion to the South 74 Baseball and Soccer Complex should be assessed to all residential units throughout the city, as this was a city-wide recreation complex and would be used by all residents of the city. The city's Leisure Services Department and the consultant currently working on the schematic layout of this facility provided the anticipated construction cost for this development.

Following the May 3 City Council meeting where the proposed annexations were approved, Staff modified the spreadsheets initially approved by the Committee to reflect the reduction in density and to amend the proposed impact fee based on this new density. As a part of this effort, Staff compiled a database of all residential units currently within the West Village and those proposed as a part of the Wieland and Levitt developments. Taking the average density of these two new developments, Staff then determined what the number of units would be within the remaining tracts of land both within and outside of the city limits should these tracts be rezoned and/ or annexed into the city. This number gave us an estimate of how many residential units might be developed within the overall West Village Service Area (Attachment "B").

Staff also prepared a summary of all residential development within the city to provide an accurate reflection of all residential units within the city. This spreadsheet includes single family residential and all multi-family (apartments, condominiums, and townhome developments) throughout the city (Attachment "C").

Both of these spreadsheets were used to calculate the proposed impact fees for the West Village Service Area (Attachment "D").

Budget impact:

If approved, the proposed impact fees would generate the following amount:

$$\text{\$1,502.00 per lot} \times 1,649 \text{ lots} = \text{\$2,476,798.00}$$

These impact fees would be allocated as follows:

<i>Recreation Land</i>	<i>\$54.00 per lot*</i>	<i>\$89,046.00</i>
<i>Recreation Facilities</i>	<i>\$194.00 per lot*</i>	<i>\$319,906.00</i>
<i>Library expansion</i>	<i>\$25.00 per lot*</i>	<i>\$41,225.00</i>
<i>Recreation Building</i>	<i>\$11.00 per lot*</i>	<i>\$18,139.00</i>
<i>Police Expansion I</i>	<i>\$3.00 per lot*</i>	<i>\$4,947.00</i>
<i>Police Expansion II</i>	<i>\$4.00 per lot*</i>	<i>\$6,596.00</i>
<i>SR 74 bike bridge</i>	<i>\$88.00 per lot</i>	<i>\$145,112.00</i>
<i>West Village Fire Station</i>	<i>\$877.00 per lot</i>	<i>\$1,446,173.00</i>
<i>S 74 BSC expansion</i>	<i><u>\$246.00 per lot</u></i>	<i><u>\$405,654.00</u></i>
Total	<i>\$1,502.00 per lot</i>	<i>\$2,476,798.00</i>

** denotes those projects included in the citywide service area.*

Ordinance Number _____

**AN ORDINANCE TO AMEND APPENDIX B, ARTICLE III, DEVELOPMENT IMPACT
FEES, SECTION 307.5, SCHEDULE OF FEES,
OF THE PEACHTREE CITY LAND DEVELOPMENT ORDINANCE SPECIFICALLY
TO CREATE AND CODIFY THE IMPACT FEE SCHEDULE FOR THE
WEST VILLAGE SERVICE AREA,
AND FOR OTHER PURPOSES**

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that Article III, Section 307.5 (a), Schedule of fees, of the Peachtree City Land Development Ordinance be amended as follows:

Section 307.5 Schedule of fees.

That a new Service Area be created for the Scarbrough, Stillwell and Wieland tracts recently approved for annexation into the city limits of Peachtree City and for all other tracts of land adjoining or adjacent to these tracts that may be rezoned or considered for annexation in the future. These tracts shall be known as the West Village Service Area and the boundaries shall be established as shown on Attachment "A".

That a new paragraph (k) be added to Section 307.5(a)(1) to read as follows:

- (k) Is \$1,502.00 per dwelling unit for the West Village Service Area (consisting of all tracts of land within and proposed to be within the incorporated boundaries of Peachtree City and bordered to the south by the Centennial and Chadsworth subdivisions, to the west by the centerline of Line Creek, to the north by the Tyrone city limits and to the east by SR 74 North). This fee included \$291.00 for the citywide service area, \$88.00 for the SR 74 bike bridge, \$877.00 for the proposed West Village Fire Station, and \$246.00 for the proposed expansions to the South 75 Baseball and Soccer Complex.

All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed in their entirety.

Done, Ratified, and Passed this _____ day of _____ 2007.

Harold Logsdon, Mayor

Attest:

City Clerk

West Village Service Area - development summary (existing/ proposed/ potential)

(as stipulated at the May 3, 2007 City Council meeting)

Subdivision name	Zoning classification	Acreage (gross)	Floodplain	Acreage (net)	Lots (platted)	Lots (to be developed)	Developable acreage (net x .85)	Potential lots (dev. ac. x 2.1)
Existing development								
Camden Apartments	GR-15	25.89			399	0		
Cedarcroft - Phase 1	GR-6	18.14			64	2		
Cedarcroft - Phase 2	GR-6	13.79			82	1		
Cedarcroft - Phase 3	GR-6	13.00			72	72		
Centennial - American Walk townhomes	GR-4	9.31			25	0		
Centennial - Legacy Square townhomes	GR-4	7.58			34	10		
Centennial - Phase 1A	GR-4	29.67			55	0		
Centennial - Phase 1B	GR-4	15.30			39	0		
Centennial - Phase 2A	GR-4	5.32			13	0		
Centennial - Phase 2B	GR-4	8.90			23	15		
Centennial - Phase 3A	GR-4	10.61			46	0		
Centennial - Phase 3B	GR-4	7.38			28	0		
Centennial - Phase 4A	GR-4	4.88			13	0		
Centennial - Phase 4B	GR-4	20.56			47	8		
Centennial - Phase 5	GR-4	17.48			28	5		
Chadsworth - Phase 1	R-1	9.13			33	0		
Chadsworth - Phase 2	R-1	15.99			56	0		
Wynnmeade - Phase 1	R-1	21.00			63	0		
Wynnmeade - Phase 2	R-1	21.00			87	0		
Wynnmeade - Phase 3	R-1	21.00			37	0		
Wynnmeade - Phase 4	R-1	21.00			65	0		
Peachtree City tracts								
Fayette County Board of Education	OS	25.00		25.00			0.00	0
City of Peachtree City (future fire station)	OS	1.50		1.50			0.00	0
Wieland tract	GI	40.00		40.00			34.00	71
Wieland tract	GI	52.00		52.00			44.20	93
Comcast tract	GI	1.06		1.06			0.00	0
Wieland tract	GI	45.80		45.80			38.93	82
McWilliams tract	GI	13.00		13.00			11.05	23
Whitlock tract	GI	11.00		11.00			9.35	20
Whitlock tract	GI	8.00		8.00			6.80	14
Wilkes Grove Baptist Church	GI	2.55		2.55			0.00	0
Lee tract	GI	39.20		39.20			33.32	70
Wynn's Pond	OS	0.00		0.00			0.00	0
Unincorporated Fayette County tracts								
Scarborough tract (Levitt)		299.00	85.80	213.20				650
Kidd tract		7.10		7.10			6.04	13
Davis/ Crawley tract		36.00		36.00			30.60	64
Stillwell tract (Levitt)		108.80	54.30	54.50				0
Wieland tract		20.20		20.20			0.00	0
Hardy tract		9.10		9.10			7.74	16
Whitlock tract		17.50		17.50			14.88	31
Wieland tract		364.80	107.60	257.20				475
Peachtree City Holdings tract		15.00		15.00			12.75	27

Subtotal	1,433.54	247.70	868.91	1,309	113	249.65	1,649
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TOTAL LOTS (potential)							2,958
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Summary of ALL residential developments
(as of May 25, 2007)

Residential development	Zoning	Acreage (gross)	Lots/ units	Other acreage			Units/ gross acres	Net acres	Units/ net acres
				Greenbelt	Outparcel	ROW			
Albemarle	GR-14	14.22	35	5.12		2.10	2.46	7.00	5.00
American Walk (townhomes)	GR-4	9.31	25				2.69	9.31	2.69
AMLI at Kedron (apartments)	GR-10	21.59	216				10.01	15.80	13.67
AMLI at Peachtree City (apartments)	GR-14	25.00	312				12.48	25.00	12.48
Arbirs, The	GR-6	6.73	11	0.81		0.66	1.63	5.26	2.09
Arbor Gate	GR-6	2.55	18				7.05	2.55	7.05
Arbors	GR-6	6.73	11				1.63	6.73	1.63
Ardenlee	GR-4	53.69	121	20.02	4.68	11.49	2.25	17.50	6.91
Ashford Park	GR-6	9.42	7	0.69		0.79	0.74	7.94	0.88
Ashton Park	LUR-11	10.75	30	4.59		private	2.79	6.16	4.87
Avalon Park	R-43	65.59	48	9.29		6.05	0.73	50.25	0.96
Balmoral Village (apartments)	GR-12	28.06	312				11.12	28.06	11.12
Bedford Park	R-12	31.70	59	3.27		5.77	1.86	22.66	2.60
Beechwood	GR-10	11.62	41	3.36		1.79	3.53	6.47	6.34
Belle Grove	R-1	81.01	165	6.44		15.12	2.04	59.45	2.78
Bellenden	R-15	46.00	69	6.20		5.40	1.50	34.40	2.01
Belvedere	GR-4	19.85	49	4.22		2.97	2.47	12.66	3.87
Blueberry Hill	GR-10	5.85	37			private	6.32	5.85	6.32
Bradford Estates	ER	79.74	22	2.57		4.30	0.28	72.87	0.30
Braelinn Courts	GR-6	12.05	44	2.91		1.98	3.65	7.16	6.15
Bridgewater	R-12	11.14	20	0.71		1.75	1.80	8.68	2.30
Brookfield	GR-18	21.14	89	4.41		2.35	4.21	14.38	6.19
Burnham Woods	R-15	40.03	58	4.26		3.95	1.45	31.82	1.82
Calgary Place	R-12	36.23	68	3.59		4.15	1.88	28.49	2.39
Camden (apartments)	GR-15	25.86	399				15.43	25.86	15.43
Camden Hill	ER	30.10	7				0.23	30.10	0.23
Camp Creek Estates	ER	93.46	27				0.29	93.46	0.29
Capstone	R-15	4.51	5	0.66		0.39	1.11	3.46	1.45
Cardiff Park	LUR-7	6.80	28			private	4.12	6.80	4.12
Cedarcroft	GR-6	44.93	218	3.13	13.00	1.54	4.85	27.26	8.00
Centennial	GR-4	120.11	292	6.10	42.92	12.90	2.43	58.19	5.02
Center Green	GR-4	22.77	69	3.86	0.00	4.00	3.03	14.91	4.63
Central Park	LUR-2	5.97	13	1.00		0.83	2.18	4.14	3.14
Chadsworth	R-1	25.12	89				3.54	25.12	3.54
Chestnut Field	R-12	67.90	108	7.90		8.40	1.59	51.60	2.09
Cobblestone (condominiums)	GR	16.00	96				6.00	16.00	6.00
Colonnade, The	R-15	46.40	73	2.75	0.95	5.50	1.57	37.20	1.96
Commons, The	GR-10	2.43	19	0.76			7.82	1.67	11.38
Cottage Grove	GR-14	11.53	35	2.50		1.90	3.04	7.13	4.91
Country Club Court	R-15	4.49	5	0.34		0.52	1.11	3.63	1.38
Country Downs	ER	42.00	8				0.19	42.00	0.19
Coventry, The	R-15	38.41	76	9.34	0.89	0.00	1.98	28.18	2.70
Crabapple Woods	R-12	51.15	59	9.93		5.11	1.15	36.11	1.63
Creek Crossing Estates	ER	29.41	7	1.26		1.47	0.24	26.68	0.26
Crescent Oak	R-15	34.35	47	3.05		4.33	1.37	26.98	1.74
Cypress Point	GR-12	7.59	42	1.02			5.54	6.57	6.39
Dover Square	GR-6	16.96	75	2.56		2.29	4.42	12.11	6.19
Eastwind Estates	R-43	13.72	6	4.84			0.44	8.88	0.68

Edgewater	R-12	32.25	47	9.56		2.77	1.46	19.92	2.36
Emerling Grove	R-12	28.33	44	5.02		3.18	1.55	20.13	2.19
Estates, The	R-43	162.20	154	2.06		12.37	0.95	147.77	1.04
Everhill	R-12	35.43	46	10.41		3.08	1.30	21.94	2.10
Evian	R-12	19.14	33	0.47		2.33	1.72	16.34	2.02
Fairfield	GR-10	41.06	265	2.17	0.19	11.41	6.45	27.29	9.71
Fairways, The	GR	9.71	55	0.22		1.25	5.67	8.23	6.68
Fernwood	R-10	13.91	17	4.10		1.25	1.22	8.56	1.99
Fetlock Meadows	R-75	179.16	399		22.25	34.24	2.23	122.67	3.25
Fielding Ridge	R-12	25.90	33	9.80		1.80	1.27	14.30	2.31
Fishers Bank	R-10	64.51	122	2.34		13.41	1.89	48.76	2.50
Flat Creek Villas (condominiums)	GR-6	4.95	24				4.85	4.95	4.85
Foreston Place	R-12	90.54	171	8.63		11.74	1.89	70.17	2.44
Fountain Head	R-10	11.28	22			1.50	1.95	9.78	2.25
Fouts tract	R-22	1.97	2				1.02	1.97	1.02
Gables Court (apartments)	GR-14	13.93	198				14.22	13.93	14.22
Gateway	R-1	7.19	16			0.35	2.23	6.84	2.34
Georgian Park (condominiums)	GR-14	5.68	44				7.75	5.68	7.75
Glen Clarin	GR-16	8.76	30	2.10		1.59	3.42	5.07	5.92
Governor's Row	LUC-16	11.40	28				2.46	11.40	2.46
Greensway	R-12	21.01	40	1.31		2.21	1.90	17.49	2.29
Greenwood Lane	R-43/ ER	11.44	7				0.61	11.44	0.61
Greer's Mountain		50.95	30			3.40	0.59	47.55	0.63
Groveland		36.70	54	4.93		3.57	1.47	28.20	1.91
Hampton's Corner	R-12	58.97	103	2.12		7.55	1.75	49.30	2.09
Harmony Village (apartments)	GR-12	20.83	180	11.30			8.64	9.53	18.89
Heathergate	R-43	4.00	3				0.75	4.00	0.75
Heritage, The	R-12	31.42	65				2.07	31.42	2.07
Highlands, The	R-12	27.07	36	3.59		3.29	1.33	20.19	1.78
Honeysuckle Ridge	GR-10	11.62	35	1.64		2.20	3.01	7.78	4.50
Hunters Glen	GR	7.16	53	0.10			7.40	7.06	7.51
Huntington Place	R-22	76.20	101	6.70		10.35	1.33	59.15	1.71
Hyde Park	LUR-9	31.70	12	7.00			0.38	24.70	0.49
Interlochen	R-22	103.13	107	9.11		9.63	1.04	84.39	1.27
Jennings Yard	R-22	19.96	16	3.69		1.82	0.80	14.45	1.11
Kedron Estates	R-43	33.81	28	3.44		0.42	0.83	29.95	0.93
Kedron Hills	R-22	214.55	195	55.54		21.24	0.91	137.77	1.42
Kenton Place	R-12	50.20	90	6.10		6.85	1.79	37.25	2.42
Kimmeridge	R-22	67.64	82	11.71		7.14	1.21	48.79	1.68
Lake Forest	GR	8.48	27			1.10	3.18	7.38	3.66
Lake Forest Cove	GR	11.03	32			1.80	2.90	9.23	3.47
Lake Forest Glen	GR-3	24.02	48	7.26		2.57	2.00	14.19	3.38
Lake Park	GI	22.80	5				0.22	22.80	0.22
Lakeside	R-1	37.28	65				1.74	37.28	1.74
Lakeside	R-2	37.28	65			5.30	1.74	31.98	2.03
Lakewood	R-15	15.83	21				1.33	15.83	1.33
Lakewood	R-12	15.83	21	1.45		2.93	1.33	11.45	1.83
Larkin's Landing	GR-14	16.26	21				1.29	16.26	1.29
Larkin's Landing	GR-14	16.26	21	7.91		1.44	1.29	6.91	3.04
Legacy Square (townhomes)	GR-4	7.58	34	10.00			4.49	-2.42	-14.05
Lexington Circle lofts (MetroGroup)	LUC-16	5.04	46	46.00	5.04		9.13	-46.00	-1.00
Lexington Circle lofts (Pittman)	LUC-16	2.25	34	34.00	2.25		15.11	-34.00	-1.00
Lexington Park	LUC	29.83	107	3.19	3.10	4.96	3.59	18.58	5.76
Little Creek	ER	56.25	14			2.15	0.25	54.10	0.26

Maple Shade Estates	R-43	58.40	45	3.00			0.77	55.40	0.81
Marks North, The	R-15	49.07	68	6.57		5.60	1.39	36.90	1.84
Marks South, The	R-12	61.40	86	13.90		6.70	1.40	40.80	2.11
Masters Square	GR-10	6.63	35	0.51		0.83	5.28	5.29	6.62
McIntosh Corner	R-10	69.99	89	21.34		6.29	1.27	42.36	2.10
Mellington Lane	R-12	35.86	58	5.11		4.09	1.62	26.66	2.18
Morallion Hills	R-12	102.44	197	1.23		14.15	1.92	87.06	2.26
Muirfield	GR-10	32.56	41	5.17		4.30	1.26	23.09	1.78
North Cove	LUR-3	22.84	44	2.11	3.70		1.93	17.03	2.58
North Hill	R-22	11.54	7	1.54			0.61	10.00	0.70
North Peachtree Estates	R-43	29.81	14				0.47	29.81	0.47
North Pinegate	R-15	152.03	216	27.17		16.32	1.42	108.54	1.99
Oakdale	R-22	21.96	27	2.31		2.81	1.23	16.84	1.60
Oaks at Timber Lake, The	R-22	54.03	35	27.59		3.08	0.65	23.36	1.50
Overlook, The	R-10	28.75	39	0.32		2.11	1.36	26.32	1.48
Park, The	G1	78.69	5	4.13		3.10	0.06	71.46	0.07
Parkgate	R-22	14.13	17			1.56	1.20	12.57	1.35
Parkway Estate	R-43	41.88	25			3.44	0.60	38.44	0.65
Peachtree Club (condominiums)	GR-14	20.02	52	14.52			2.60	5.50	9.45
Peachtree Villas (apartments)	GR-12	2.67	15				5.62	2.67	5.62
Peachtree Walk	R-10	22.73	50	5.28		2.37	2.20	15.08	3.32
Peninsula, The	LUR-4	57.08	54	6.00			0.95	51.08	1.06
Peninsula, The	LUR-4	57.08	54				0.95	57.08	0.95
Peninsula, The	LUR-4	57.08	54	6.18	5.10	5.80	0.95	40.00	1.35
Pennlyn Estates	R-43	10.00	7	5.00			0.70	5.00	1.40
Pinegate Estates	R-43	19.58	7			0.53	0.36	19.05	0.37
Piney Knoll	R-75	49.30	103			16.60	2.09	32.70	3.15
Planterra Ridge	R-12	306.15	436	53.81	7.73	30.23	1.42	214.38	2.03
Pleasance Grove	R-12	15.70	32	0.41		2.00	2.04	13.29	2.41
Point on Lake Kedron	GR-12	60.10	63			2.51	1.05	57.59	1.09
Preserve, The	R-22	58.59	85	3.53		7.75	1.45	47.31	1.80
Preston Chase	GR-10	18.40	61	1.30		2.35	3.32	14.75	4.14
Prestwick	GR-16	13.49	64	0.60		2.38	4.74	10.51	6.09
Raintree East	R-10	11.27	19	0.31		0.89	1.69	10.07	1.89
Ridgefield (condominiums)	GR-6	10.29	118				11.47	10.29	11.47
Ridgelake (condominiums)	GR-6	10.93	70				6.40	10.93	6.40
Robinson Bend	ER	69.51	13	0.21		0.61	0.19	68.69	0.19
Robinson Woods Estate		40.88	37			2.90	0.91	37.98	0.97
Rockspray	R-12	82.04	133	10.12	2.90	9.92	1.62	59.10	2.25
Rolling Green	R-15	22.58	18			1.90	0.80	20.68	0.87
Royal Highlands	ER	39.18	9	1.00	3.59	1.67	0.23	32.92	0.27
Rubicon	R-12	36.84	66	2.63		6.07	1.79	28.14	2.35
Sagamore	GR-4	19.79	50	5.42		2.85	2.53	11.52	4.34
Sandown Creek	R-12	68.54	117			9.16	1.71	59.38	1.97
Santolina Park	R-12	44.17	64	11.81		4.25	1.45	28.11	2.28
Saranac	LUR-12	8.45	23				2.72	8.45	2.72
Sawmill Trace	R-22	27.50	25	3.85		2.67	0.91	20.98	1.19
Shadowood	R-10	48.35	65	4.56		4.69	1.34	39.10	1.66
Shakerag Hill	LUC/01	22.41	3	10.35		1.36	0.13	10.70	0.28
Shirewood Park	R-12	18.95	38	1.38		2.23	2.01	15.34	2.48
Smithfield Corner	R-10	5.31	2				0.38	5.31	0.38
Smokerise Crossing	R-43	89.40	50	8.47		2.82	0.56	78.11	0.64
Smokerise Estates	R-43	135.01	103	5.00		4.45	0.76	125.56	0.82
Smokerise Plantation	R-43	137.60	112			12.27	0.81	125.33	0.89

Southern Shore	R-15	121.74	167	21.83		11.18	1.37	88.73	1.88
Southern Trace	R-43	19.86	16			1.30	0.81	18.56	0.86
Spooner Ridge	R-15	37.27	55	7.94		3.97	1.48	25.36	2.17
Spyglass Hill	R-12	64.53	74	14.50		5.60	1.15	44.43	1.67
St. Andrews Square	GR-6	8.45	12	0.56		0.72	1.42	7.17	1.67
St. Simons Cove	GR-14	10.72	48	0.46	0.14	1.18	4.48	8.94	5.37
Stevens Forest	GR-6	18.43	50			2.78	2.71	15.65	3.20
Stillwater (condominiums)	GR-6	2.37	31				13.09	2.37	13.09
Stoneybrook Plantation	ER-12	14.92	21	2.48		1.64	1.41	10.80	1.94
Summerbrook	R-10	34.48	60	7.02		3.71	1.74	23.75	2.53
Summitt, The	R-22	52.74	46	8.45		5.66	0.87	38.63	1.19
Summer Place	R-43	19.98	17				0.85	19.98	0.85
Sutton's Cove	GR-14	20.55	30	9.95		1.91	1.46	8.69	3.45
Sweetwater Oaks	R-12	19.79	27	4.01		2.40	1.36	13.38	2.02
Tamerlane	R-12	23.39	40	0.18		3.37	1.71	19.84	2.02
Tapestry	R-22	31.92	32	2.25		3.40	1.00	26.27	1.22
Terraces, The	R-10	19.73	44	1.93		2.31	2.23	15.49	2.84
Timberlay	R-10	20.41	38	1.73		2.38	1.86	16.30	2.33
Tinsley Mill (condominiums)	GR	4.00	23				5.75	4.00	5.75
Towne Club at PTC (apartments)	GR-14	11.09	145				13.07	11.09	13.07
Trellage, The	R-10	23.90	38	5.30		2.40	1.59	0.14	272.45
Twiggs Corner (condominiums)	GR	22.40	148				6.61	22.40	6.61
Village on the Green	GR-12	14.06	81	1.33	0.47	1.73	5.76	10.53	7.69
Village Park	GR-14	23.63	121		1.22	3.51	5.12	18.90	6.40
Waterford Green	R-12	38.00	64	2.60		5.49	1.68	29.91	2.14
Wedgewood	R-22	20.89	17	3.55		1.72	0.81	15.62	1.09
Wellborn Estates	R-43	10.00	7				0.70	10.00	0.70
Whitfield Farms	R-43	48.93	38	0.77		4.23	0.78	43.93	0.86
Wickerhill	R-12	12.90	17	2.40		1.40	1.32	9.10	1.87
Willow Creek	LUR	6.43	23	0.89	0.17	0.99	3.58	4.38	5.25
Willow Road (apartments)	GR	1.16	12				3.65	3.84	3.65
Wilshire Estates	R-12	78.27	250	2.05			3.19	76.22	3.28
Windalier Ridge	R-15	50.45	86	3.59		6.24	1.70	40.62	2.12
Windgate Forest	R-10	5.48	18				3.29	5.48	3.29
Wisdom Woods (apartments)	GR-6	3.84	14				3.65	3.84	3.65
Woodsmill (apartments)	GR-10	5.54	48				8.66	5.54	8.66
Wynnmeade	R-1	83.99	252				3.00	83.99	3.00

TOTALS		12,862	838.71	120.29	636.61	2.70	5507.51	4.52
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West Village Service Area
impact fee calculation
(as stipulated at the May 3, 2007 City Council meeting)

Existing impact fees

City-wide Service Area	\$1,083.00
SR 74 bike bridge	\$231.00

Impact fees specific to West Village Service Area

West Village Fire Station

5,150 SF double-bay building	\$1,750,000.00
Fire engine	\$670,000.00
Ambulance	\$175,000.00

<i>Total</i>	<i>\$2,595,000.00</i>
<i>Total number of units/ lots - West Village</i>	<i>2,958</i>

Impact fee per units/ lots	\$877.00
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Impact fees specific to city-wide Service Area

South 74 Baseball and Soccer complex expansion

Timber/ site preparation	
Artificial turf soccer/ football fields (2)	
Lights for fields	
Lights for turf practice fields	
Restroom/ concession building	
Sidewalks	
Parking lot	
Subtotal	\$3,566,570.00

<i>Total</i>	<i>\$3,566,570.00</i>
<i>Total number of units/ lots - city wide</i>	<i>14,511</i>

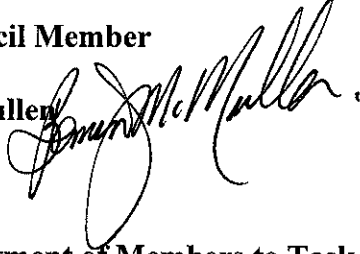
Impact fee per units/ lots	\$246.00
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TOTAL IMPACT FEES - WEST VILLAGE SERVICE AREA	\$2,437.00
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CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Member

FROM: Bernard J. McMullen 

DATE: June 1, 2007

SUBJECT: Consider Appointment of Members to Task Force on Development of
Wieland's 88-acre Tract
June 7, 2007, Council Agenda Item

At the May 17, 2007, Council meeting, Council indicted that they wanted to establish a task force to evaluate potential development options for Wieland's 88-acre tract of land adjacent to the newly annexed property in the West Village. Council members are to forward their nominations to Council Member Plunkett so that Council may make appointments at the June 7, 2007, Council meeting.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager

FROM: City Clerk

DATE: May 22, 2007

SUBJECT: Alcohol License – NEW – She's Bistro & Sushi Bar
June 7, 2007, Regular Meeting

Recommendation:

Staff recommends Council consider the attached application for a new alcohol license.

Discussion:

She's Bistro & Sushi Bar, a restaurant to be located at 2775 Highway 54 West, Suite 103, has submitted a request for a new alcohol license. Ms. Becky She has requested she be appointed as the Licensee and the License Representative. She will attend the meeting on Thursday, June 7th, to answer any questions you may have.

Budgetary Impact:

The budgetary impact of the alcoholic beverage license will be positive. The applicant will be required to pay the annual fee for beer and wine (\$1,350), plus \$500 for Sunday Sales.

JSM:pd

Attachments

Application For Alcoholic Beverage License

Business Name: She's Bistro & Sushi Bar	Business Location: 2775 Hwy 54, West, Ste 103	Business Address: Peachtree City, GA 30269
Nature of Business: Restaurant	Mailing Address:	Business Phone Number:
Name of Licensee: BECKY SHE	Home Address: 106 Southern Trace Ct, PTC, GA 30269	Home Phone Number: 770-487-4579
Name of License Representative: BECKY She	Home Address: 106 Southern Trace Ct, PTC, GA 30269	Home Phone Number: 770-487-4579

Please indicate type of licenses applying for:

Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer	
☒	Malt Beverage	☐	Malt Beverage	☐	Malt Beverage
☒	Wine	☐	Wine	☐	Wine
☐	Distilled Spirits	☐	Distilled Spirits	☐	Distilled Spirits

Please complete information below (use separate sheet if necessary):

NAME	ADDRESS	PHONE NUMBERS
Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.	Please provide Home Addresses for the individuals listed:	Please provide Home and Business Phone Numbers for individuals listed:
Jason G.C. She	106 Southern Trace Ct, PTC	770-487-4579

Is any person who owns an interest in the license an employee of the City of Peachtree City? YES/NO

If YES, Please Provide Name of Employee: _____

State of Georgia

City of Peachtree City:

I, James V. Murray, Chief of Police for the City of Peachtree City, do hereby certify that:

Becky Su-Fin She

Name

106 Southern Trace Court Peachtree City, GA 30269

Address

Has been investigated and found not to have been convicted of, nor to have entered a plea of nolo contendere, to any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal narcotics or drugs within five (5) years prior to the date of the application for this license.

Major R.M. DePina
Witness

James V. Murray
Signature
May 18, 2007
Date

POSITION PAPER

Proposed Variance: Majestic Estates subdivision
Mr. and Mrs. Victor Daniel

City Planner/ Zoning Administrator
May 25, 2007

[Handwritten signature]
5/29/07
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Situation:

Mr. and Mrs. Victor Daniel own a 4.005-acre tract of land on North Peachtree Parkway and desire to develop a 6-lot subdivision on the property. The subject tract is bordered by the St. Andrews in the Pines Episcopal Church tract to the north and west, the Flat Creek golf course to the south, and the Bair tract and the TDK tract to the east. Access to the property is provided via an ingress/ egress easement, which also serves the TDK tract, the Bair tract and the Fouts tract.

According to the Applicant, the referenced ingress/ egress easement was recorded on May 15, 1980. Subsequently, the city adopted its current Zoning and Land Development Ordinances on March 15, 1987. The definition of driveway adopted along with the Land Development Ordinance states "*residential driveways shall not serve more than two single-family residential lots.*" The Applicant has indicated that, without access, they are unable to use their property for any reasonable purpose.

Because the definition of driveway would prohibit the Applicant from using the recorded ingress/ egress easement to access their property, the Applicant has applied for a variance to gain access to their property via the recorded easement. A copy of this variance application is included as Attachment "A".

Facts:

1. The subject tract is zoned R-43 Residential which requires a minimum of one acre lots. The Applicant has submitted a rezoning application and desires to subdivide the overall tract into six lots. This rezoning application will be considered at a later date.
2. The adjoining Bair/ Fouts tracts were rezoned on May 6, 2004. At that time, the ingress/ egress easement was discussed and the issue of access to the Applicant's property was discussed. The former owner of the property, Mr. Gary Stout, wanted to make sure access to his property would not be affected if the Bair/ Fouts tract was rezoned (Attachment "B").
3. As a part of their rezoning request, Bair/ Fouts also requested a variance to allow a separate driveway access into their property from Peachtree Parkway instead of using the ingress/ egress easement. This request was denied on June 3, 2004. It was noted as a part of the discussion by Council and the City Attorney that a variance request would be

Proposed Variance: Majestic Estates subdivision

May 25, 2007

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required in order for Mr. Stouts to use the ingress/ egress easement to his property (Attachment "C").

4. The Applicant has indicated the existing ingress/ egress easement has been in effect since May 15, 1980. This easement provides access to the subject tract from Peachtree Parkway.
5. The city adopted its current Zoning and Land Development Ordinances on March 15, 1987. Within these ordinances, a series of definitions were also adopted to assist in interpreting various aspects of each ordinance.
6. Section 201 (t) of the Land Development Ordinance defines driveway as *"a vehicular access corridor privately owned and maintained. Residential driveways shall not serve more than two single-family residential lots. That portion of a driveway which is constructed on the city right-of-way must be constructed to city standards."*
7. Based on the fact the current driveway already provides access to three residential lots, the Applicant would not be able to use the existing ingress/ egress easement to gain access to his property.
8. The subject tract is land-locked, which provides no other method for providing access from Peachtree Parkway.
9. A copy of the portion of the Zoning Ordinance that addresses variance policies and procedures is included as Attachment "D".

Recommendation

The subject tract was platted many years ago, prior to the adoption of the current Zoning and Land Development Ordinances. Access to the property was initially granted via an ingress/ egress easement extending from Peachtree Parkway. This easement currently provides access to the adjoining TDK/ Bair/ Fouts tracts. The city's definition of driveways prohibits the Applicant from utilizing the existing ingress/ egress easement to gain access to his property.

The Applicant desires to rezone the property to accommodate a 6-lot subdivision. In order to provide access to the property, the Applicant is seeking a variance from Section 201(t) of the city's Land Development Ordinance.

Staff recommends that the variance be approved as requested, as this is clearly a hardship that was created inadvertently by the city when the Zoning and Land Development Ordinance was adopted in 1987. This variance is specific to this situation and is not to be interpreted as an endorsement of allowing residential driveways to serve more than two single-family residential lots, as stipulated within the Land Development Ordinance.

Proposed Variance: Majestic Estates subdivision

May 25, 2007

Page 3

Further, it should be noted that granting this variance in no way endorses the proposed rezoning of the subject tract, but simply allows the Applicant to have access to his property from Peachtree Parkway. In addition, granting this variance in no way endorses any specific design for the proposed access, whether it be a public street, a private street or a driveway. These design elements will be considered as a part of the review of the rezoning application.

Attachments "A" – "D"

Murray J. Weed

Of Counsel

G. Robert Williams, II

Attorney at Law

118 B Governor's Square
Fayetteville, GA 30215

Phone

(404) 669-9898
(770) 486-6590

Facsimile

(770) 486-6450

May 8, 2007

City of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269
Attn: Planning Department

Re: Driveway Variance Request to Prevent City Land Lock

To Planning Staff:

Enclosed you will find Victor and Kim Daniel's as Majestic Estates application submitted in accordance with City Attorney Ted Meeker's request, for a driveway variance.

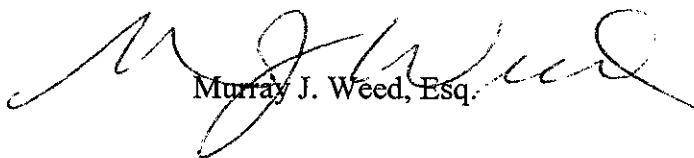
As you are aware the existing May 15, 1980 driveway access easement we have has been rendered useless by Section 201(t) Definitions passed March 5, 1987 in the Zoning Code. The 1987 definition holds that only 2 residences can be built off a single driveway. This definition, in effect, land locks our land because it prevents any residential use. The land is currently zoned R-43 (a residential use). Further in that the land is zoned residential the definition causes an inverse condemnation of the property.

Likewise, our neighbors Rick Bair and Nick Fouts were granted an identical variance to allow Mr. Bair to build his home. Please see our letter to Ted Meeker, City Attorney, dated May 8, 2007.

Obviously, since our neighbors were granted an identical variance we can see no fair or logical reason why ours would be denied.

Many thanks for your consideration of this matter. If you have any questions please do not hesitate to contact me. Lastly, would you please advise me of the meeting date when this variance request is scheduled to be heard.

Most Sincerely,



Murray J. Weed, Esq.

MJW/jae

Enclosures

Cc: Ted Meeker

RECEIVED MAY 16 2007

Attachment "A"

**REQUEST FOR VARIANCE
ZONING ORDINANCE, CITY OF PEACHTREE CITY**

This is a request for a variance from the requirements of the Peachtree City Zoning Ordinance for the property

located at: Land Lot 100, 7th District 4.005 acres owned by VK Daniel Custom Homes, Inc. The land is off Peachtree Parkway next to St. Andrew's in-the-Pines Episcopal Church and the TDK villa.

The reason this variance is being requested is as follows: _____

This land is currently land locked by the City of Peachtree City due to the Definitions in Sec. 201(t) of the Zoning Ordinance. Currently this land is accessed by a driveway easement recorded on May 15, 1980. However, the definition in (t) provides only two single-family residential lots can be served by a driveway. Thus because TDK, Nick Fouts, and Rick Bair (our neighbors) have residential lots the City's Ordinance prevents any further development in the area and denies all reasonable economic use of the land as it exists. This is a classic inverse condemnation. Likewise, the neighbors, Mr. Bair and Mr. Fouts have had a variance(s) from the Ordinance granted by City Council to allow Mr. Bair's home. Thus the applicants Victor and Kim Daniel of VK Daniel Homes must have a similar driveway or else their land is rendered useless.

Along with this form, the applicant should submit a detailed report justifying the granting of the requested variance. In preparing the report, please consider the following:

Variances from the provisions of this Ordinance may be approved by the City Council if it is determined that they will not cause substantial detriment to the other parties or impair the purpose or intent of this Ordinance; provided, however, that no variance can be granted for a use that is specifically prohibited by this Ordinance within the zoning district in which the property is located.

In making a determination on a variance request, the City Council shall consider the following factors:

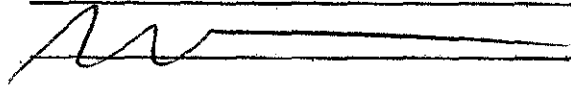
- a. Whether or not the special circumstances contributing to the request are peculiar to the particular property involved;
- b. Whether or not the situation for which the request is being made poses an unnecessary hardship for the applicant; and
- c. Whether or not the request is due to an intentional action of the applicant to violate the requirements of this Ordinance.

I certify that I am the owner or duly authorized agent of the owner of the above-described property:

Name: (Please type or Print) Victor C. Daniel

Address: 118 Sagamore Lane

Phone: 678-873-8241

Signature: 

This request, along with the required fee and all necessary supplemental documents, has been properly submitted and is hereby accepted for consideration by the City Council at a public hearing in the City Council Chambers at 7:00 PM on the date shown below:

Signature: David E. Rant

Title: City Planner / Zoning Administrator

Date of Acceptance: 05-10-07

Date of Public Hearing: 06-07-07

07/01/01

V-2007-02

Report Justifying Variance

1. No substantial detrimental harm will occur from granting the variance to any party. In fact, Vic and Kim Daniel seek to build their own home in the proposed \$1.2 million home subdivision.
2. The Zoning Ordinance will not be impaired and will be able to be maintained without alteration.
3. The use of the zoned land is residential and will continue to be residential. The zoning is R-43 currently. GR zoning has been applied for on the land. In no case will the variance allow a use not otherwise allowed by the existing zoning or by GR if GR is granted. The variance is to prevent a substantial legal hardship and inverse condemnation inadvertently caused by the City's Zoning Ordinance.
 - a. The special circumstance peculiar to the property involved is that the already existing legal driveway easement in effect since May 15, 1980 has been rendered useless by the Zoning Ordinance definition of "driveway" section 201(t) of the Zoning Code adopted on March 5, 1987. This single definition (no more than two homes off a driveway) causes an inverse condemnation of the subject land. Further, an identical driveway easement was already granted by City Council to Mr. Rick Bair and Mr. Nick Fouts, neighboring property owners, otherwise Mr. Bair could not have built his home.
 - b. The unnecessary hardship caused by the zoning definition is that the applicant cannot use the subject land for any reasonable purpose whatsoever. It is zoned R-43 (one acre residential lots) and this Vic and Kim Daniel, because of one definition, cannot use the land for any residential purpose. Thus, the applicant cannot use the land at all.
 - c. Vic and Kim Daniel have a legal driveway access easement that was created on May 15, 1980. Section 201(t) of Peachtree City Zoning Ordinance creating the inverse condemnation was adopted on March 5, 1987. Further, there is nothing that Victor and Kim can do to fix the problem accidentally created by the City of Peachtree City, Georgia if they are to develop the land as planned including building their own home.

EXCERPT FROM APPROVED MINUTES

CITY COUNCIL MEETING

May 6, 2004

- 05-04-02 Public Hearing – Consider Rezoning Request – V-R Villa Residential to R-22 Residential**
05-04-03 Public Hearing – Consider Variance Request – 310/312 Peachtree Parkway North

Rapson moved to hear agenda items 05-04-02 and 05-04-03 together. Rutherford seconded. The motion carried unanimously.

Nicholas Fouts, the applicant, addressed Council. Fouts said he had worked in the City for five years and his family had decided to make their home here. The plan was to build two homes – one for his family and one for his in-laws. The request to rezone would allow the 1.97-acre tract to be split into two parcels. The request was for R-22 zoning, which allowed the lot sizes, but Fouts said they would build the homes to R-43 standards. The surrounding property was zoned R-43.

Fouts continued that only Council could approve the variance request necessary for the shared driveway off Peachtree Parkway. The access easement was on the north part of the property and wrapped around behind the TDK property. Fouts noted that they preferred not to use that easement as a driveway. One reason was that it could be confusing for emergency services personnel who would have to enter through #314 to access #310 and #312. Fouts said they felt their proposed entrance would work since it was just south of the three-way stop at Peachtree Parkway and Flat Creek Road and traffic would still be moving at a slow rate of speed. He noted that the last strip on the north and east side was a prescriptive easement for Gary Stout's property, which was four acres located behind the Fouts' parcel.

Rapson said his concern was the driveway off Peachtree Parkway. He asked if anyone had talked to TDK about sharing its driveway, which already existed. Fouts said the driveway was part of the prescriptive easement, which was 387 feet to the north of his parcel's northern most property boundary. The existing drive at TDK was also part of the easement.

Gary Stout, owner of the STX Corporation, which owned the adjacent lot behind the Fouts, told Council that the easement was part of his property, which was located behind TDK's property and the Fouts' property. He wanted to make sure access to his property was not affected.

City Planner David Rast addressed Council. The property had been zoned V-R Villa Residential for many years. The parcel and the adjoining TDK property were the only two parcels in the City zoned V-R. Previous development proposals included rezoning the property for a dental office or high-density extended stay projects. Rast said the land use map identified the parcel as LUR Limited Use Residential or a cluster subdivision, which also increased density. By separating the parcel into two lots, the tract would be similar to others on the parkway, but the lots would still be 0.3 acres short of the R-43 zoning requirement. Rast said the property

requirement was met by R-22 zoning and the R-43 conditions could also be met with R-22 zoning. Rast said Fouts had agreed to meet the R-43 zoning requirements. Rast said they met with the golf course owners, who were amenable to adjusting the property line and allowing the size of the lots to increase to one acre each. Staff supported the rezoning to R-22, with the condition that the property be developed at R-43 standards to remain consistent with the surrounding area. The Planning Commission had voted to approve the rezoning.

Rast continued that the second issue was the driveway. A variance was required to get the curb cut for the driveway. Staff recommended the variance with the condition that the Fouts locate the driveway as far north as possible from the three-way stop at Peachtree Parkway and Flat Creek. The northern most property line was about 450 feet from the centerline of Flat Creek Road and was located on a curve, which required some engineering to ensure the site distances were fine.

Rapson asked what the density was for V-R Villa Residential zoning as opposed to the two homes. Rast said up to 3.6 units per acre could be developed with V-R zoning. Rapson said he supported the two houses, but he had concerns about the driveway, which would be located right on the curve. Rapson added that drivers coming down the hill to the three-way stop often had to ride their brakes. The TDK driveway was just before the curve and drivers coming down the hill could see the driveway. He also expressed concern about the four acres located behind the parcel.

Kourajian asked where the access would be if there were a plan for six homes on the parcel. Rast said if there were a plan like that, the owner would have to come and ask for a curb cut. Rast said there was a 30-foot prescriptive easement on the property that allowed Stout access to his property. There was another access easement to the right-of-way. Another variance would be required when Stout's property was developed.

Rapson said the right-of-way cut was the entrance to the existing house on the TDK property. He said he understood why they did not want the driveway behind the house, but asked why they could not use the existing driveway. Rapson said there was a parking problem at TDK, and extending the road would help with the parking problem at the TDK house as well. Rast said he did not know if the Planning Commission considered that option, but he also did not foresee the TDK property as being the TDK guesthouse forever. A driveway cutting through that property could bisect the property and keep it from further development.

Rapson asked why the existing driveway could not be used. He noted the TDK always had a parking problem, and the driveway extension could help with that. Rast said there would not be a TDK guesthouse on the adjacent property forever. Rapson said his concern was the line of sight. Brown said he would rather see the driveway in the easement.

Fouts said he understood their concerns, but pointed out that there was a better line of sight along the northern edge of the property. Brown said he was also concerned about future owners sharing a driveway. Fouts noted that one driveway served three homes directly across Peachtree Parkway. The shared driveway and maintenance would be put into the covenants. Fouts said it

was also an aesthetic issue and that the driveway would look better. He pointed out that their homes would be located 150 feet further back than the TDK house.

Brown noted that traffic on the Parkway would increase once Target was built and he did not see another curb cut helping the traffic situation. Rast pointed out that there had been a similar circumstance with another recent rezoning and the ordinance allowed two houses to share a private driveway the way it was written. Rast said to allow the homes to be served by the TDK driveway would violate the City's ordinance. Rapson added that if shared driveways were not permitted, then the other four acres could not be developed and Council had to take that into consideration. He said the other four acres had to be considered.

Rapson asked if the driveway could go through the easement without TDK's approval. City Attorney Ted Meeker said not until the easement rights were determined.

Kourajian asked for a more informed opinion regarding the traffic danger. Stout said he bought the property from the Greer family exclusively with the understanding he would always have an easement, and he had written documentation. Stout requested that Council postpone the variance request for 30 days to give everyone time to investigate. Rapson said that was a reasonable request to him. Stout said there were two or three different issues. If, and when, he decided to build a home on his property, he wanted to do so without imposing on others. Bill Degner, another property owner behind the parcel, noted that the Flat Creek/Peachtree Parkway intersection was very busy. Degner understood the traffic concerns and he supported the applicant's request, but he would also like for Council to have more time to look at the facts. Brown moved to table the variance until the next meeting. Weed said it was fine to table the variance as long as Council knew exactly what data it wanted. Brown said he wanted to know if there was a valid prescriptive easement to the rear of the property. Meeker clarified the easement issue and said that Fouts was requesting a curb cut off the Parkway, whether it was at the end of the property where the access easement was located or further down directly to the property. Council permission was needed either way. The motion died for lack of second.

Rast clarified the request on the map at Rutherford's request and also showed Council the existing TDK driveway location. Rapson reiterated that they should append to the existing driveway. Weed agreed that the proposed driveway might be aesthetically pleasing, but he thought a separate driveway would be unsafe.

Fouts explained that part of the reason he asked for the variance for the curb cut was that the land would never truly be his. His driveway would become a road, because it was Stout's access to his property as well. Fouts agreed there was a perceived traffic hazard, but said the traffic did not have a chance to gain much speed at the point of the driveway.

Brown asked if the rezoning hinged on the variance request. Meeker said they were two separate items.

Weed moved to approve the rezoning request as presented with the conditions as set forth in the materials presented in the agenda packets. Rutherford seconded. Brown clarified the rezoning was from V-R Villa Residential to R-22. The motion carried unanimously.

Rapson moved to table the variance request for the curb cut at this time. Kourajian seconded.

Weed said he did not see why the request should be tabled. He continued that Fouts deserved a decision. Weed asked what further information was needed to make the decision. Rapson said he wanted to know more about the prescriptive easement or talk to TDK about using the existing driveway in some manner. Kourajian said he wanted a more learned opinion about possible traffic hazards. Besseche said that, of the two locations, the northern most location would be the safest. Kourajian asked if the other location was unsafe. Besseche said he had not looked at the site distances. The concern was not just the posted speed limit, but also the speed at which people actually drove on the Parkway.

Council discussed the date and the consensus was to table the variance until the June 3 meeting. The motion carried 3-2 (Rutherford, Weed).

EXCERPT FROM APPROVED MINUTES

CITY COUNCIL MEETING

June 3, 2004

Old Agenda Items

05-04-03 Consider Variance Request – 310/312 Peachtree Parkway North

Brown noted there were additional documents on the dais – an interoffice memorandum to Mayor and Council from the City Engineer dated June 1, 2004, and entitled Variance Request, 310/312 Peachtree Parkway North; a letter dated May 28, 2004, to Jeff Williams at TDK; and a site map from Peachtree Holdings, LLC, dated January 8, 2002.

Besseche referenced some photographs he took on the site and noted that staff had been directed to look at sight distances for the original proposed location (Point #1) for the driveway, the northernmost portion of the tract. The sight distance looking south at that location measured 159 feet.

Besseche said the sight distance at Point #2, the existing drive at the TDK house, was much better. The sight distance south was about 350 feet, which was adequate.

Besseche noted another possible site that he had discussed with Nicholas Fouts, the property owner. Fouts had discussed a possible land swap with TDK in order to locate a driveway north of his property. The sight distance to the south at this location measured 250 feet.

Besseche said he and Fouts had also discussed how sight distances were measured and they agreed that it was best to take the most conservative and safest approach to measuring the sight distance, which was to assume the vegetation would be close to what it was currently along the Parkway, whether it was maintained by Fouts or the City.

Besseche said staff recommended Council deny the original variance request and approve access at the existing TDK driveway, which was listed as an access easement

Nicholas Fouts, property owner, addressed Council and told them that Besseche was taking the most conservative route with the sight distance. He said his property went to the centerline of the creek, which could be easily cleared of brush for a few feet to give a better sight distance. Fouts spoke with Jeff Williams of TDK earlier in the day and Williams was opposed to tying the driveway onto the parking area in front of the TDK house. Fouts added that Williams also preferred the land swap rather than having the driveway go behind the TDK house. Fouts noted that his request for a private driveway should be the last curb cut on Peachtree Parkway. He added that the driveway made more sense because of the street numbering and was more aesthetic.

Kourajian asked Besseche why he did not support another curb cut. Besseche explained that it was for safety reasons, as well as to preserve the purpose of the restriction in the first place, which was to preserve Peachtree Parkway as a scenic road. Besseche added that staff also did not feel the application met the requirements for approval of a variance request.

Weed asked Besseche to go over the criteria to be considered for a variance request. Besseche said he could go over them in general, but not specifically. City Attorney Ted Meeker noted the standards were on pages two and three of the memo.

Rapson referred to Proposal #4 and said it appeared as though all the vegetation would have to be removed. Besseche said there was a tree that blocked the view and he would feel comfortable if the tree was removed and the area kept clear. Besseche added that there were no guarantees in the future that a future owner or the City would maintain the sight distance. He continued that it was the nature of the Parkway to be shaded and the vegetation was allowed to grow.

Rapson said his concern was public safety. He noted that people were either driving at the speed limit or exceeding it in the vicinity of the driveway. He said it was hard for people at the TDK house to get in and out. Rapson said he would still be concerned even if the trees and bushes were taken out.

Kourajian said it would be difficult to buffer the driveway behind the TDK house since the driveway came right up to the house in some places. Kourajian said he understood about the sight distance going north, but pointed out there were already driveways in the vicinity going south and people should be slowing down. He asked if there could be something in the variance regarding maintaining the area to keep the sight distance. Besseche said the City would have to enforce it in the future, and it would be difficult if a future resident refused to maintain the area around the driveway.

Brown moved to deny the variance as proposed and to approve access at the existing TDK driveway. Weed and Rapson questioned whether it was necessary to approve the access point since it was already on the map. Meeker said he would add the access point to the motion as a clarification. Rapson seconded.

Rapson noted that the easement would be used when the property behind Fouts' parcel was developed. Fouts asked if it would not be better to use that easement for future development and not add his property to it. Rapson pointed out that the easement was on Fouts' property and was designed for a drive. Fouts said the land was not usable, except for the property owner behind him to access their property. Fouts said that was why the land swap with TDK was the option he preferred. Rapson said putting a road anywhere near the curve was a problem.

Weed told Fouts that he did not like voting against good people, but there had to be an extraordinary, exceptional, or peculiar condition to apply the variance standards in the code. He said the evidence was not there for him to vote in favor the variance and that the warrants had not been met. Weed said the traffic situation would only be worse if the variance request were approved.

Fouts said he was also concerned about safety when he looked at how the street numbers would go. Saint Andrew's was 316, TDK was 314, and his driveway would be 310 and 312 and located

just prior to TDK. He felt the confusion that could be created for emergency vehicles was the only legitimate safety concern.

Rutherford noted previous discussions regarding the number of houses allowed on a private driveway. She asked if Council would be creating an illegal situation by approving the existing TDK driveway as the access to the Fouts' property. She noted that, if Mr. Stout built homes on his four-acre parcel, there would be more than two homes accessed by the driveway. Meeker said that problem could potentially be created down the road, but a variance request would be required of other property owners to use the easement.

The motion carried 3-2 (Kourajian, Rutherford).

Sec. 1302. Variance.

The purpose of this section [article] is to authorize variances from the terms of this ordinance as will not be contrary to the public interest so that the spirit of this ordinance shall be observed, public safety and welfare secured, and substantial justice done. An application for a variance may be submitted only by the owner of the property for which a variance is desired, or his authorized agent.

- (a) Variance applications shall be filed with the city planner on forms provided by the city planner.
- (b) Any communication relative to a variance request will be regarded as information only until a proper application is made in the form required.
- (c) An application fee shall accompany each variance application. The fee shall be as established by the city council under the city's fee schedule and as maintained by the city clerk.
- (d) Upon receiving an application, the city planner shall schedule a public hearing on the request before the city council within 45 days after receipt.
- (e) A sign displaying the hearing date and the nature of the hearing shall be placed in a conspicuous location on the property not less than 15 days prior to the hearing date.
- (f) A notice of the public hearing date and the nature of the hearing shall be published in the newspaper of general circulation which serves as the legal organ for the city. The newspaper notice shall appear at least 15 days prior to the hearing date.
- (g) At the public hearing before the city council, the applicant may appear in person or be represented by an agent or attorney.
- (h) Variances from the provisions of this ordinance may be approved by the city council if it is determined that they will not cause substantial detriment to other parties or impair the purpose or intent of this ordinance; provided, however, that no variance can be granted for a use that is specifically prohibited by this ordinance within the zoning district in which the property is located.

In making a determination on a variance request, the city council shall consider the following factors:

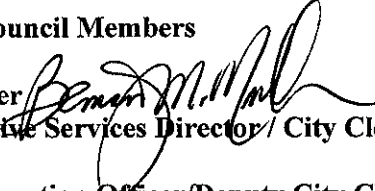
- a. Whether or not the special circumstances contributing to the request are peculiar to the particular property involved;
- b. Whether or not the situation for which the request is being made poses an unnecessary hardship for the applicant; and
- c. Whether or not the request is due to an intentional action of the applicant to violate the requirements of this ordinance.

(Ord. No. 435, 6-4-87; Ord. No. 451, 2-4-1988; Ord. No. 590, 11-19-1992; Ord. No. 619, 7-7-1994; Ord. No. 724, 11-4-99; Ord. No. 725, 11-4-99; Ord. No. 880, 3-16-2006)

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager 
Administrative Services Director / City Clerk 

FROM: Public Information Officer/Deputy City Clerk 

DATE: May 30, 2007

SUBJECT: Consider Waiving Golf Cart Registration Requirements for the 4th of July
June 7, 2007, City Council Meeting

Recommendation:

Staff recommends that Council consider waiving the Golf Cart Registration Requirements for the 4th of July. Should Council decide to grant the request, staff recommends that Council extend the dates from at least Tuesday, July 3, through Thursday, July 5, to ensure renters can legally pick up and return carts during normal business hours.

Discussion:

Jonathan Hooper of Bulldog Supply forwarded the attached email requesting that Council consider waiving the golf cart registration requirements for the 4th of July holiday. As indicated, the business rents carts and has a reserve for rental outside the city limits. However, they feel they could better meet the local demand for carts on the 4th of July if they were able to include this unregistered fleet for that holiday. Several of our other local golf cart dealers rent carts and may have similar demand for the holiday.

Per Section 78-92 of Peachtree City's Golf Cart Ordinance, "Council may, at its discretion, waive registration requirements for special events of a limited duration to which out-of-city residents may bring carts as participants."

Council most recently exercised this option for the weekend leading up to the Tour de Georgia.

Budget Impact:

This item should have no budgetary impact.

Betsy Tyler

From: Angie [angie@bulldogsupply.com]
Sent: Tuesday, May 22, 2007 9:53 AM
To: Betsy Tyler
Subject: 4th of July Golf Cart Rentals

To: City of Peachtree City
From: J.H. and Jonathan Hooper owners of Bulldog Supply Golf Cars in Peachtree City

To Whom It May Concern:

Peachtree City's July 4th festivities are a big hit with both the locals and out of town guests. And the experience is even more exciting with the use of the golf cart paths. As you probably know, Bulldog Supply has the largest supply of rental carts in town. Each year we book all of our carts and still have to turn away quite a few folks. We have recently purchased a fleet of 2 passenger Tee Carts to be rented to golf courses and out of town festivals and events. We would be willing to rent these carts to our Peachtree City residents and guests on July 4th to accommodate the rental overflow. However, we do not feel that it would be beneficial for us to register these golf carts since they would only be on the paths for this holiday. We are proposing that the City make an exception to the registration rules for the Forth of July so that we can rent these carts and everyone can enjoy the Peachtree City festivities. Thank you for your consideration in this matter.

J.H. Hooper
Jonathan Hooper
Bulldog Supply

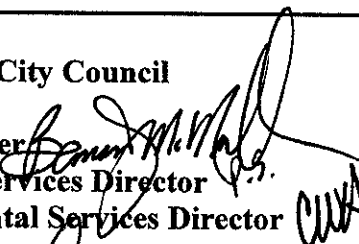


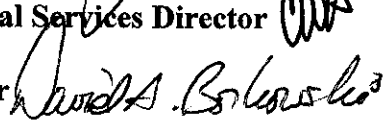
05/30/2007

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager 
Financial Services Director
Developmental Services Director 

FROM: City Engineer 

DATE: May 31, 2007

SUBJECT: TDK Boulevard Extension –Update
June 7, 2007 City Council Meeting

The City of Peachtree City currently has a design for the extension of TDK Boulevard to Line Creek. The plans call for a 2 lane road to be built within 80-ft of right-of-way and a 44-ft wide (2-lane) bridge to be built on Line Creek. The construction plans for the bridge have been approved by the Georgia Department of Transportation. Shop drawings of the bridge will have to be completed prior to construction of the bridge. The construction drawings for the road have to be updated to reflect review comments and to update the environmental/historical reports. Given the time that has lapsed from conception, the environmental/historical reports may have to be redone entirely.

Peachtree City entered into a contract with Fayette County in February of 2003 (copy attached). In summary, the contract was for the City to provide plans and right-of-way and the County would build the road to Line Creek and also construct the bridge.

Currently the City has acquired enough right-of-way and easements for the 2-lane road and bridge. Based on the Limited Warranty Deed between PCH Investments, LLC, and the Peachtree City Airport Authority, the right-of-way for TDK Boulevard will revert back to the previous owner on December 20, 2009, if the road is not completed at that time.

The TDK extension has been named in three Developments of Regional Impact (DRIs) as a required project to be completed. If not completed, the Georgia Regional Transportation Authority (GRTA) has expressed that they can withhold federal funding on other transportation projects.

The City has been required by the GRTA to build a 60-ft wide bridge to help accommodate increased traffic in the future and from the proposed McIntosh Trail Village DRI in Coweta County. The City has filed a law suit against GRTA to have them remove the 60-ft requirement for the bridge.

Attachment

cc: File

STATE OF GEORGIA

COUNTY OF FAYETTE

TDK BOULEVARD EXTENSION AGREEMENT

THIS AGREEMENT entered into this 7th day of February, 2003, by and between FAYETTE COUNTY, a political subdivision of the State of Georgia acting by and through its Board of Commissioners, hereinafter referred to as the "County", and the CITY OF PEACHTREE CITY, a political subdivision and municipality of the State of Georgia acting by and through its Mayor and Council, hereinafter referred to as the "City", to provide for certain road work within the corporate limits of the City.

WITNESSETH:

WHEREAS, the County and the City desire the proper extension of a certain road within the corporate limits of the City with such extension to cause said road to reach the County line (Coweta County) to promote adequate and safe means of transportation; and

WHEREAS, the County and the City desire to coordinate their efforts and work together in the construction of a certain road within the corporate limits of the City, pursuant to standards consistent with City requirements; and

WHEREAS, the County and the City agree that the County shall coordinate with Coweta County and the State of Georgia to the extent that such coordination is necessary in order to construct the Project.

NOW, THEREFORE, for and in consideration of the premises and conditions as hereinafter provided, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1.

The County and the City hereby agree to coordinate their efforts, as hereinafter provided, in the construction of the TDK Boulevard Extension including that portion of the bridge located in Fayette County (the "Project"). Said Project is more particularly described in the Preliminary Plans and the Final Construction Plans and Specifications which will be provided by the City. The County and the City agree that the County shall coordinate the Project with Coweta County and the State of Georgia to facilitate construction of the Project.

2.

COUNTY RESPONSIBILITIES

The County agrees to bear, and shall bear, the following responsibilities with respect to the construction of the Project:

- a. The County agrees to construct the Project in accordance with the Final Construction Plans and Specifications previously mentioned. As of the date of this Agreement, the Preliminary Plans for the Project have been completed but the Final Construction Plans and Specifications are incomplete. The County and the City agree that the Final Construction Plans and Specifications shall be substantially the same as the Preliminary Plans with respect to the issues surrounding the Project. Should the Final Construction Plans and Specifications be substantially different from the Preliminary Plans, the County reserves the right to withdraw from this Agreement and refund to the City the \$200,000.00, or any part thereof, received by the County under Item 3(f) herein.

Issues which will be determined by the Final Construction Plans and Specifications include, but are not limited to:

- (1) Width of right-of-way;
- (2) Width of road bed;
- (3) Depth and type of asphaltic concrete to cover depth and type of modified asphalt binder to cover depth of asphalt base applied over depth of dense aggregate graded base; and
- (4) Amount of slope for every foot from centerline to a point one-half the distance of the width of the road bed from centerline in both directions.

b. File notices as prepared by the City as the Primary Permittee with the Environmental Protection Division of the Georgia Department of Natural Resources necessary for compliance with said NPDES regulations until such time as the Project has been completed.

COUNTY

c. All costs associated with the relocation of any utilities which are located within the Project area.

COUNTY

d. Provide the completed Project from the existing TDK Boulevard to the County line (Coweta County).

COUNTY

3.

CITY RESPONSIBILITIES

The City agrees to bear, and shall bear, the following responsibilities with respect to the construction of the Project:

- a. Provide Final Construction Plans and Specifications including Utility Plan, Erosion and Sedimentation Control Plan sufficient to satisfy NPDES Requirements, and Notice of Intent form with Plan, with such Final Construction Plans and Specifications in a bid-ready condition to be substantially the same as the Preliminary Plans for the Project with the following exception, the Final Construction Plans and Specifications shall be modified from the Preliminary Plans as possible to reduce the amount of rock excavation required as indicated in the Soils Survey dated September 21, 2001, prepared by United Consulting; so long as the Construction satisfies the Georgia Department of Transportation/AASHTO design standards;

- b. Provide written confirmation from the City Engineer that the Project will have no impact on wetlands;

- c. Provide documentation of no significant archaeological findings and confirmation that no further action is needed;

NOI

✓ Done from Before DAB

→ City WETLANDS

→ City ARCH

- d. Provide documentation of no environmental concerns (Environmental Assessment Report) and confirmation that no further action is needed; → City
- e. Provide all necessary right-of-way including any temporary construction easements and slope easements necessary for the Project; → City
- f. Contribute \$200,000.00 payable in two installments – \$150,000.00 upon execution of this Agreement; and \$50,000.00 on or before December 31, 2003; and → City
- g. Assign complete authorization to the County to proceed with the Project and to construct the Project for the City. For purposes of this Agreement, the County will be acting on behalf of the City and shall be viewed as the City with respect to the construction of this Project.

The contribution requirement in (f) above shall be in addition to and not in furtherance of the completed Preliminary Plans and Final Construction Plans and Specifications. The cost to produce the Preliminary Plans, the Final Construction Plans and Specifications, right-of-way acquisition, and all studies previously completed shall be borne by the City in addition to the \$200,000.00 contribution requirement. The County and City agree that

the City shall have no further financial responsibility for the Project other than the obligations set forth in this Section Three (3).

4.

INDEMNIFICATION

To the fullest extent permitted by law, the City agrees to and hereby does defend, hold harmless and indemnify the County and its officers, directors, employees, agents and representatives from and against any and all claims, damages, demands, actions, judgments, losses, costs, penalties, liabilities, assessments and expenses including, but not limited to attorney's fees, incurred or suffered by the County that arise out of, or result from, the performance of the Work, which are not incurred or suffered due to the negligence of the County. The parties warrant that both the City and the County will be listed as a named insured under any contracts entered into by the County or the City with any third parties to construct the Project or any phase of the Project.

5.

CITY ROAD

The County and the City agree that the entirety of the Project, from the existing road (TDK Boulevard) to the County line (Coweta County) shall be part of the road system of the City and as such shall be completely and solely within the City's jurisdiction and control when construction is completed. In no manner shall this road be deemed a County road. The maintenance and repair of TDK Boulevard Extension shall be the sole responsibility of the City. The County and City agree, however, that the County shall retain sufficient easements and property interests in the TDK Boulevard Extension to allow the County to construct and maintain the future Lake McIntosh (lake

bed, dam and spillway, flood easements and access easements), subject to the County obtaining the appropriate encroachment permits from the City for work within the City right-of-way, which permits will not be unreasonably withheld by the City. This retention of property interest is for the future construction of Lake McIntosh only, and does not burden the County with any maintenance responsibilities for the TDK Boulevard Extension.

6.

SECURING OF WORK SITE

The City agrees to assist the County where possible to secure the work site and prevent the tampering, vandalism or theft of equipment, tools or materials as are left by the County, its agents or employees, at the close of each working day. The City also agrees to provide traffic control when needed to alert motorists and ensure caution when work is underway in an area or during a time when traffic is heavy during the course of the Project.

7.

RIGHTS TO THE PROPERTY

The City warrants that it owns or shall obtain that portion of the aforementioned road and right-of-way which is not owned by the County, and further warrants that said work will not violate any restrictions, covenants, local or state law. The City further warrants that any additional property needed to properly construct the Project will be obtained by the City upon request of the County.

8.

STARTING AND COMPLETION DATES

The County and City understand that the Project will proceed in conjunction with a similar project which will be constructed in Coweta County. The Coweta County project will further extend the road known as TDK Boulevard into Coweta County. The commencement of this Project is expressly contingent upon the commencement of the Coweta County project. Coordination between the County, Coweta County, and the State of Georgia is necessary in order to complete both the Project and the Coweta County project at substantially the same time. It is the desire of the parties that the Project be constructed in such a way as to arrive at its completion on or about the same time as the Coweta County project reaches its completion.

9.

FUNDING FOR THE PROJECT

The County and the City agree that the City's Responsibilities require the City to contribute \$200,000.00 to the Project consistent with the procedure described within Section 3 herein. The County agrees to supply the balance of the funding to complete the Project as presented. The County and City further agree that all funds, by way of refunds, contributions, etc., received from any entity to assist in the construction of the Project shall be credited to the County and shall be recognized as property of the County.

10.

ENTIRE AGREEMENT

This Agreement sets forth all of the promises, agreements, conditions, understandings, warranties, and representations between the parties hereto with respect to

the subject matter of this Agreement, and there are no other promises, agreements, conditions, understandings, warranties or representations, oral or written, express or implied, between them with respect to such subject matter. Any and all prior agreements with respect to the matters set forth herein are hereby suspended and canceled by this Agreement. This Agreement is, and is intended by the parties to be, an integration of any and all prior agreements or understandings, oral or written, with respect to the subject matter of this Agreement.

11.

AMENDMENT

This Agreement and the provisions hereof may be amended, modified, or supplemented in whole or in part by a written instrument making express reference to this Agreement and executed by the County and the City.

12.

SEVERABILITY

In the event any provision of this Agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of the Agreement which shall remain in full force and effect and enforceable in accordance with its terms.

13.

COOPERATION

On and after the date of this Agreement, each party shall, at the request of the other, make, execute and deliver or obtain and deliver all instruments and documents and shall do or cause to be done all such other things which either party may reasonably

require to effectuate the provisions and intentions of this Agreement. Time is and shall be of the essence in this Agreement.

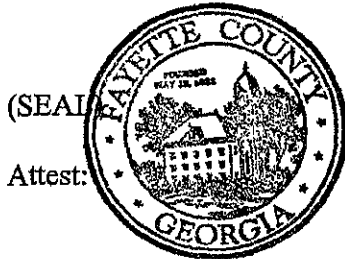
14.

LAW AND INTERPRETATION

This Agreement shall be interpreted, construed, enforced and shall be governed by the laws of the State of Georgia. Any cause of action between the parties which arises out of this Agreement shall be brought in a court of competent jurisdiction in Fayette County, Georgia. This Agreement may be executed in any number of counterparts, each of which shall be an original but all of which shall constitute one and the same instrument. With respect to each and every term and provision in this Agreement, the parties understand and agree that the same have or has been mutually negotiated, prepared, and drafted, and that if at any time the parties hereto desire or are required to interpret or construe any such term or provision, no consideration shall be given to the issue of which party hereto actually prepared, drafted, or requested any term or condition of this Agreement.

IN WITNESS WHEREOF, parties have hereunto set their hands and affixed
their seals the day and year as first above written.

FAYETTE COUNTY, GEORGIA



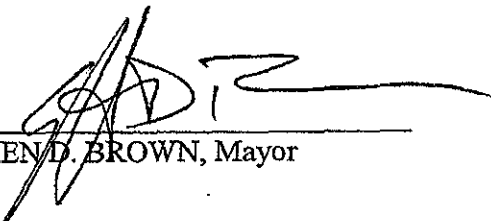
Carol Chandler
Clerk

By: 
GREGORY M. DUNN, Chairman

PEACHTREE CITY, GEORGIA

(SEAL)

Attest:

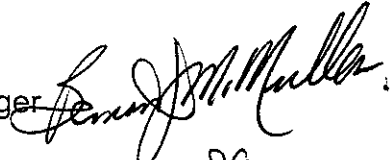
By: 
STEPHEN D. BROWN, Mayor

Betsy Tyle
Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Bernard J. McMullen, City Manager 

FROM: Paul J. Salvatore, Financial Services Director P.S.
Jane S. Miller, Administrative Services Director 

DATE: March 31, 2007

SUBJECT: Travel Expenses – CAR 8-2
June 7, 2007 City Council Agenda

Recommendation:

That City Council adopt amendments to Travel Expenses – CAR 8-2, effective immediately.

Discussion:

At City Council's request, City Staff has reviewed CAR 8-2 and updated the CAR. Highlights include the following:

- Clarify that, not only employees, but elected officials and volunteers are included in the requirements of the CAR.
- Note that the City does not have insurance to cover personal vehicles used for business travel.
- Clarify that the City does not reimburse elected officials, employees or volunteers for meals that are provided as part of the cost of a conference, seminar, or training.
- Clarify that meal expenses, with no overnight stay, may be reimbursed at the U.S. General Services Administration (GSA) per diem rate or at the actual cost of the meal (with an itemized receipt), but are considered a taxable benefit under IRS standards.
- Clarify meal expense reimbursements for business meetings when the substantial purpose of the meal is to conduct City business. Itemized receipts are required for reimbursement consideration.
- Clarify meal expense reimbursements with an overnight stay. The City will now use only the standard GSA per diem rate at the primary destination for reimbursement for meals not included in a conference, seminar, or training session. Itemized receipts will no longer be required in these circumstances.

- Clarify the per diem rate for meal expenses, with an overnight stay, on the day of departure and the day of return.
- Require that City checks must be used for the payment of hotel/motel costs. No personal credit cards will be allowed for standard hotel/motel charges.
- Gratuities are not to exceed 20 percent of any bill.
- Expense reports are to be submitted within 30 days of return and are to include all expenses incurred including per diem amounts requested.

Budget Impact:

There may be some budget impact with the adoption of the amendments to this CAR. It is not possible to project that impact at this time.

If you have any questions regarding these changes to CAR 8-2, please contact Paul, Jane, or Janet.

c: Janet I. Camburn, Assistant Finance Director
Marilyn DeLoose, Accounting Specialist

CAR 8-2 TRAVEL EXPENSES

CAR 8-2

OPR: Financial Services
3/85 (Revised 8/04)

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Purpose	Section	I	Meal Expenses	Section	VI
Responsibility		II	Other Expenses		VII
Trip Authorization		III	Expense Reports		VIII
Selection of Travel Mode		IV	Cash Advance		IX
Authorized Modes of Travel		V			

I. Purpose

The policies and procedures contained herein govern authorization of travel on City business, modes of travel and related expenses while on official City business, and the reporting requirements and travel reimbursement to elected officials, employees, and volunteers for the cost of such travel.

II. Responsibility

It is the responsibility of all City elected officials, employees and volunteers to adhere to the requirements of this regulation. Any deviation from the policies set forth will require prior approval of the City Manager. Elected officials, employees and volunteers also have the responsibilities to use discretion and seek economical lodging, transportation and meals when traveling on City business. State contracts for lodging and auto rentals should be checked when traveling in state.

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III. Trip Authorization

Any employee or volunteer who will be traveling on City business must complete an "Official Travel Authorization" (CTH-20) form (Attachment 1). This form must be forwarded to the Division Director/Chief for approval. The City Manager's approval is required in certain circumstances as listed in this policy.

IV. Selection of Travel Mode

The factors used to determine the mode of travel to be utilized should include, but not be limited to the following considerations:

- A. Comparative costs of all authorized modes of travel
- B. Number of elected officials, employees or volunteers on trip
- C. Duration of trip
- D. Driving distance/time/safety
- E. Availability of City vehicle (for extended trips will the vehicle be needed in the City)

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It is anticipated that with a few exceptions, the most economical mode of travel to the City will be selected.

V. Authorized Modes of Travel

The following modes of travel are authorized for use by City employees when on official business. The modes of travel to be utilized shall have the approval of the Division Director/Chief and City Manager.

- A. City Vehicles - When practical, employees shall utilize City vehicles for travel. The following rules apply to use of City vehicles.

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- (1) Travel should not normally exceed one (1) day's safe driving time (exception: two or more employees traveling to the same destination)
- (2) Dependents of elected officials, employees and volunteers shall not travel in City vehicles
- (3) City vehicles shall not be used for personal travel while at the destination, but may be used for travel to restaurants.

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B. Personal Vehicles - Use of a personal vehicle for City business travel must have prior written approval of the Division Director/Chief and the City Manager if the employee desires reimbursement for mileage. The City does not have insurance to cover personal vehicles used for business travel. The Division Director/Chief and the City Manager may approve use of a personal vehicle for travel on official business under the following circumstances:

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Deleted: A. A standard daily or per meal amount, as determined annually by the U. S. General Services Administration, will be allowed. This amount varies by primary destination and is available on the U. S. General Services Administration website or from the City's Finance Department. The Finance Department will post amounts for Georgia Destinations annually.¶

¶ B. Itemized receipts are necessary for all meal expenses. Should meal expenses exceed the above allowed amounts, itemized receipts and a written explanation shall be required prior to reimbursement. No reimbursement will be made for alcohol.¶

¶

¶ C. The City does not generally reimburse employees for meals purchased in Peachtree City or any other locations in Fayette County since it is only a short drive back to Peachtree City. Also, the City does not generally pay for meals for non-City employees. Every effort should be made to schedule meetings between meals to allow adequate time to return to Peachtree City by meal time. Exceptions to these policies may be made with prior approval of the City Manager. Examples of exceptions would include meetings when special guests are visiting Peachtree City, some joint departmental meetings with visitors who are providing a free service to the City (i.e. Police promotional assessors) and other similar circumstances.¶

¶ D. Expense reports for all reimbursements shall be submitted for payment within thirty (30) days of the expense being incurred. Expenses shall not be charged to department petty cash funds.

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- (1) A City vehicle is not available
- (2) The employee desires the accompaniment of a family member, or is taking vacation in conjunction with official travel
- (3) It is cost effective to do so (the City's reimbursed amount will be the rate established by the IRS)

C. Airline - Employee shall use airline travel when:

- (1) Travel exceeds more than one (1) day's safe driving time, and only one employee is traveling to the destination
- (2) The length of the total trip exceeds (5) days
- (3) It is cost-effective to use air travel

VI. Meal Expenses

The following rules apply to meal expenses:

A. The City will not reimburse elected officials, employees or volunteers for any meals that are provided as part of a conference, seminar or training. Elected officials, employees, and volunteers choosing not to partake of the meal(s) provided will not be reimbursed for any meal purchased in lieu of the provided meal.

B. Meal expenses with no overnight stay:

- 1) The City will generally reimburse elected officials, employees, and volunteers for meals purchased when attending meetings, seminars, training sessions, etc. outside of Fayette County, with no overnight stay, when a meal is not provided at the meeting, seminar, training session, etc., at one of two rates: the U.S. General Services Administration (GSA) per diem (per meal) rate or the actual cost of the meal, including tax and tip. An itemized meal receipt (usually not the credit card receipt) is required for reimbursement of actual meal costs. If no itemized meal receipt is available, the reimbursement will be at the per diem rate.
- 2) Under Internal Revenue Service (IRS) standards, meal reimbursements, with no overnight stay, are fully taxable benefits (subject to withholding, FICA, and Medicare taxes). These reimbursements will be processed through the City payroll system and will appear as an adjustment to a subsequent payroll check.
- 3) The City will generally reimburse elected officials, employees, and volunteers for meals purchased in association with City business meetings either within or outside Fayette

County, if the substantial purpose of the combined business and meal is to conduct City business. These reimbursements are not considered taxable benefits and are therefore not subject to withholding taxes. Itemized meal receipts are required for reimbursement.

- 4) The City will generally reimburse elected officials, employees, and volunteers for meals purchased in association with trade or professional association meetings if attendance/participation is related to City business. Examples are chambers of commerce or trade and professional associations. These reimbursements are not considered taxable benefits and therefore not subject to withholding taxes. Receipts are required for reimbursement.
- 5) No reimbursement will be made for alcohol purchases that appear on itemized meal receipts.

C. Meal expenses with an overnight stay:

- 1) The City will reimburse elected officials, employees and volunteers for meals purchased at conferences, seminars, training, etc. at the U.S. General Services Administration (GSA) per diem rate as indicated below. No receipts will be necessary for meal reimbursements since the City will only reimburse meals with overnight stays at the GSA per diem rates.
- 2) If no meals are included as part of the conference, seminar, training, etc., the standard per diem rate allowed by GSA at the primary destination will be allowed for reimbursement.
- 3) If certain meals are included as part of the conference, seminar, training, etc., the standard per diem (per meal) rate allowed by GSA at the primary destination will be allowed for reimbursement for only the meals not included in the conference, seminar or training registration.
- 4) On the day of departure from home or a City location to a conference, seminar, training, etc., when no meal is provided, reimbursement will be allowed for dinner only at the primary destination GSA per diem (per meal) rate.
- 5) On the day of return to home or a City location from a conference, seminar, training, etc. when no meal is provided, reimbursement will be allowed for breakfast and lunch only at the primary destination GSA per diem (per meal) rate.
- 6) The Finance Department will provide postings for GSA per diem amounts for Georgia destinations on a quarterly basis. All other amounts are available on the GSA web site or from the City Finance Department.

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VII. Other Expenses

Additional reimbursement expenses include:

- A. Lodging - The City will provide a check payable to the hotel/motel for the single occupancy room rate. The check is to be delivered to the hotel/motel upon registration, along with the City's State tax exemption form and hotel/motel tax exemption form. A hotel/motel receipt is necessary and must be submitted with the expense report. Should the employee take a spouse, the hotel/motel clerk must indicate on the receipt the single occupancy rate. The City will reimburse the employee for any approved hotel/motel charges that exceed the amount of the deposit check. Hotel/motel reservations may be booked using a personnel credit card. However, elected officials, employees, and volunteers must request a check for the standard hotel/motel charges at least two weeks prior to departure in lieu of using a personnel credit card for the actual charges.
- B. Taxi/Limousine Travel - Actual amounts will be reimbursed. Receipts should be obtained.

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- C. Telephone Calls – Calls to the office will be reimbursed.
- D. Gratuity - Tips should not exceed 20 percent of the total bill. Actual tip is to be shown on the itemized meal receipt, if applicable. Per Diem reimbursements will not require receipts.
- E. Rental Auto - Car rental requires the prior approval of the Division Director/Chief and City Manager. Copy of rental agreement and receipt of payment is required.

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VIII. Expense Report

Upon completion of travel, the employee shall promptly (within 30 days of return) complete an expense report. The following rules shall apply to the filing of the expense report:

- A. Use City Hall Form CTH-1 for reporting expenses (Attachment 2). Addition should be double checked and all required receipts, if applicable, and explanations attached to the form. The form is to include all prepayments made for the travel, such as conference registration and hotel/motel costs. The report is to be completed in ink or typewritten.
- B. If a required receipt is lost, a written explanation must be attached to the report. Also, attach a written explanation for any expense which exceeds any authorized amount. Other documentation such as airline tickets, rental car agreements, etc., should be attached. Itemized receipts (not a credit card total) shall be attached to the expense report. Please note: the City will not reimburse more than the per diem (per day) amount for meals associated with an overnight stay.
- C. Forward the completed report to the Division Director/Chief for approval, who in turn forwards the report to the Finance Department for review and payment.

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IX. Cash Advance - A cash advance may be permitted upon approval of the Division Director/Chief.

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APPROVED:

Financial Services Director
Administrative Services Director/City Clerk
Assistant City Manager
City Manager
City Council

City of Peachtree City
Official Travel Authorization

Employee _____ Date _____

Conference / Seminar _____
(Attach Brochure)

Sponsored By _____

Location _____

Dates: From _____ To _____

Registration Fee _____
(Attach Payment Request)

Hotel _____

Daily Rate _____
(Attach Payment Request)

Mode of Transportation Requested (check one):

_____ City Car	
_____ Airplane	Cost of Ticket _____
_____ Personal Car	Estimated Reimbursement * _____
_____ Rental Car	Cost of Rental _____

* Based on the IRS mileage rate.

Division Director/Chief

Date

City Manager

Date

**CITY OF PEACHTREE CITY
TRAVEL EXPENSE REPORT**

Name: _____ **Title** _____
Division _____
Complete Address _____
Purpose of Trip _____

INSTRUCTIONS: Fill out completely. File with Division Director/Chief within two working days after return to duty. Attach all receipts for hotel, transportation and other items. Total cost of trip, meeting, convention, etc. must be shown even if paid by the city in advance.

DATE:	SUN. / /	MON. / /	TUES. / /	WED. / /	THURS. / /	FRI. / /	SAT. / /	TOTAL
Air Fare								
Personal Auto per mile								
Rental Auto								
Parking								
Taxi/Bus Fare								
Hotel/Motel								
Telephone								
Registration Fee								
Meals (including tip)								
Breakfast.....	_____	_____	_____	_____	_____	_____	_____	_____
Lunch.....	_____	_____	_____	_____	_____	_____	_____	_____
Dinner.....	_____	_____	_____	_____	_____	_____	_____	_____
Meals for Others (Explain)								
Miscellaneous (Specify)								
TOTALS:								

I certify that the foregoing expenses were incurred in the conduct of city business.

Signature _____ Date _____

_____ Employee _____ Job Applicant _____ Other

Division Director/Chief _____ Date _____

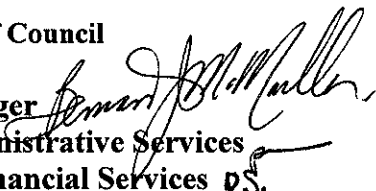
Audited by Finance _____ Date _____

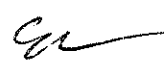
Total Expense: \$ _____
Less Amt. Pd. by City for: _____
Registration: _____
Hotel: _____
Air Fare: _____
Cash Advance: _____
Due Employee: _____
Due City: _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor Logsdon and Members of Council

VIA: Bernard McMullen, City Manager 
Jane Miller, Director of Administrative Services
Paul Salvatore, Director of Financial Services *PS.*

FROM: Edwin Eiswerth, Acting Fire Chief 

DATE: April 30, 2007

SUBJECT: Request to Change / Add to Volunteer Stipend Program
June 7, 2007 Council Meeting

Recommendation: Staff recommends that Council authorize the Fire Department to institute an additional stipend program that pays volunteers to stand-by at the fire stations.

Discussion: The Department started the Volunteer Stipend Program on April 1, 2006. The intent of the stipend was to encourage more participation in training and responding to emergency calls by volunteer personnel. The volunteer response went from less than 1/2 firefighter per fire call in the first six months of FY06 to almost 3 firefighters per fire call during past 12 months. The response to EMS calls and training also exceeded our expectations. This program is a success, but we would like to try to increase further the response and manning of the equipment.

The Department requests that we pay a minimum "stipend" for Station Time. At present, we encourage volunteers to do "Station Time." Unfortunately volunteers who are doing station time do not get credit for a call when the particular station they are manning is not called to respond. This is actually a disincentive. The intent is to have "two" stipend programs. The present program will continue, volunteers are paid for going to calls and training (per event); the second program will pay a stipend for station time. At no time will a volunteer be able to use both programs at the same time. They will either be paid a stipend for station time or responding to calls.

Operationally, more firefighters at the stations and responding on the emergency vehicles are safer and more effective. The crews can start performing operations once they arrive on scene instead of waiting for additional personnel to arrive. Having vehicles respond is safer with more than one firefighter on board.

Additional benefit for the City is the way the Insurance Service Organization (ISO) counts volunteers in the "manpower" matrix. Volunteers manning Stations are counted as a full "point" versus a volunteer who responds from home counts as 1/3 point. Having volunteer personnel manning the stations will help during the City's next ISO evaluation. ISO grading impacts homeowner's insurance rates. Manpower has always been our lowest scoring area.

City Council should note that the stipend programs do not guarantee volunteer firefighters on every call. Having more volunteers respond is good but it does not guarantee enough firefighters on an actual fire ground to carry out firefighting tasks effectively and safely. The nature of "volunteer" does not provide that. They respond or man the stations when they want to or are able to.

Budget Impact: The Department requests that we be allowed to start a second volunteer stipend program, which pays \$10.83 per 4-hour increment of Station Time starting June 1 2007. We will continue the present program which pays \$10.83 per event. There will be no impact on the current budget nor is there an intent to increase the \$69,670 budgeted in FY08 for volunteer stipends. A volunteer can only earn \$1500 per six months; this will not change.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager *[Signature]*
Developmental Services Director *[Signature]*
City Engineer *[Signature]*

FROM: Stormwater Manager *DAB for MC*

DATE: May 31, 2007

SUBJECT: Stormwater Management - Post Development Ordinance Revisions
June 7th City Council Meeting

Recommendation:

Staff recommends that City Council approve the attached ordinance revisions to the Post Development Ordinance.

Discussion:

The Georgia Environmental Protection Division audited the City of Peachtree City's Stormwater Management Program last year for compliance with the Metro North Georgia Water Planning District (MNGWPD) requirements. One of the requirements from the audit was for the City to have a Post Development Ordinance that was equivalent to the MNGWPD model ordinance. In order to ensure that the City of Peachtree City meets this requirement, staff has taken the MNGWPD model ordinance and inserted the appropriate wording for adoption by the City.

The most substantial change from the currently adopted ordinance is in the exemptions section where the City is required to limit the exemptions to only what is in the model ordinance.

The City Attorney has reviewed the proposed revision

Budget Impact:

There are no direct budgetary impacts with this ordinance revision.

Attachment

cc: File

AN ORDINANCE TO AMEND THE LAND DEVELOPMENT ORDINANCE OF THE CITY OF PEACHTREE CITY, GEORGIA, AS AMENDED, SO AS TO PROVIDE FOR STORMWATER MANAGEMENT; AND FOR OTHER PURPOSES.

WHEREAS, Land development projects and other land use conversions, and their associated changes to land cover, permanently alter the hydrologic response of local watersheds and increase stormwater runoff rates and volumes, which in turn increase flooding, stream channel erosion, and sediment transport and deposition; and

WHEREAS, Land development projects and other land use conversions also contribute to increased nonpoint source pollution and degradation of receiving waters;

WHEREAS, The impacts of post-development stormwater runoff quantity and quality can adversely affect public safety, public and private property, drinking water supplies, recreation, fish and other aquatic life, property values and other uses of lands and waters;

WHEREAS, These adverse impacts can be controlled and minimized through the regulation of stormwater runoff quantity and quality from new development and redevelopment, by the use of both structural facilities as well as nonstructural measures, such as the conservation of open space and greenspace areas. The preservation and protection of natural area and greenspace for stormwater management benefits is encouraged through the use of incentives or "credits." The Georgia Greenspace Program provides a mechanism for the preservation and coordination of those greenspace areas which provide stormwater management quality and quantity benefits;

WHEREAS, Localities in the State of Georgia are required to comply with a number of both State and Federal laws, regulations and permits which require a locality to address the impacts of post-development stormwater runoff quality and nonpoint source pollution;

NOW, THEREFORE, **the City of Peachtree City** has established this set of stormwater management policies to provide reasonable guidance for the regulation of post-development stormwater runoff for the purpose of protecting local water resources from degradation. It has determined that it is in the public interest to regulate post-development stormwater runoff discharges in order to control and minimize increases in stormwater runoff rates and volumes, post-construction soil erosion and sedimentation, stream channel erosion, and nonpoint source pollution associated with post-development stormwater runoff.

BE IT AND IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEACHTREE CITY, GEORGIA, THAT:

Section 1. Section 1011 of Appendix B, Land Development Ordinance, of the Code of Ordinances of the City of Peachtree City, Georgia, as amended, is hereby repealed in its entirety and replaced as follows:

Sec. 1011 Stormwater management for new development and redevelopment

(a) General provisions

- 1. Purpose and Intent.** The purpose of this ordinance Section is to protect, maintain and enhance the public health, safety, environment and general welfare by establishing minimum requirements and procedures to control the adverse effects of increased post-development stormwater runoff and nonpoint source pollution associated with new development and redevelopment. It has been determined that proper management of post-development stormwater runoff will minimize damage to public and private property and infrastructure, safeguard the public health, safety, environment and general welfare of the public, and protect water and aquatic resources. This ordinance seeks to meet that purpose through the following objectives:
 - a. Establish decision-making processes surrounding land development activities that protect the integrity of the watershed and preserve the health of water resources;
 - b. Require that new development and redevelopment maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding, streambank erosion, nonpoint source pollution and increases in stream temperature, and maintain the integrity of stream channels and aquatic habitats;
 - c. Establish minimum post-development stormwater management standards and design criteria for the regulation and control of stormwater runoff quantity and quality;
 - d. Establish design and application criteria for the construction and use of structural stormwater control facilities that can be used to meet the minimum post-development stormwater management standards;
 - e. Encourage the use of nonstructural stormwater management and stormwater better site design practices, such as the preservation of greenspace and other conservation areas, to the maximum extent practicable. Coordinate site design plans, which include greenspace, with the county's greenspace protection plan;
 - f. Establish provisions for the long-term responsibility for and maintenance of structural stormwater control facilities and nonstructural stormwater management practices to ensure that they continue to function as designed, are maintained, and pose no threat to public safety; and,
 - g. Establish administrative procedures for the submission, review, approval and disapproval of stormwater management plans, and for the inspection of approved active projects, and long-term follow up.
- 2. Applicability.**
 - a. This ordinance shall be applicable to all land development, including, but not limited to, site plan applications, subdivision applications, and grading applications, unless exempt pursuant to Subsection (a) 2 b. below. These standards apply to any new development or redevelopment site that meets one or more of the following criteria:
 - i. New development that involves the creation of 5,000 square feet or more of impervious cover, or that involves other land development activities of 1 acre or more;

- ii. Redevelopment that includes the creation, addition or replacement of 5,000 square feet or more of impervious cover, or that involves other land development activity of one (1) acre or more;
 - iii. Any new development or redevelopment, regardless of size, that is considered to be a hotspot land use, or has a Standard Industrial Classification (SIC) code that falls under the NPDES Industrial Stormwater permit program; or,
 - iv. Land development activities that are smaller than the minimum applicability criteria set forth in Subsection (a) 2 a. above if such activities are part of a larger common plan of development, even though multiple, separate and distinct land development activities may take place at different times on different schedules.
- b. The following activities are exempt from this ordinance:
 - i. Individual single-family or duplex residential lots that are not part of a subdivision or phased development project;
 - ii. Additions or modifications to existing single-family or duplex residential structures;
 - iii. Agricultural or silvicultural land management activities within areas zoned for these activities; and,
 - iv. Repairs to any stormwater management facility or practice deemed necessary by the **City Engineer**.
- 3. **Designation of Ordinance Administrator.** The **City Engineer** or **designee** is hereby appointed to administer and implement the provisions of this ordinance.
- 4. **Compatibility with Other Regulations .** This ordinance is not intended to modify or repeal any other ordinance, rule, regulation or other provision of law. The requirements of this ordinance are in addition to the requirements of any other ordinance, rule, regulation or other provision of law, and where any provision of this ordinance imposes restrictions different from those imposed by any other ordinance, rule, regulation or other provision of law, whichever provision is more restrictive or imposes higher protective standards for human health or the environment shall control.
- 5. **Severability.** If the provisions of any section, subsection, paragraph, subdivision or clause of this ordinance shall be adjudged invalid by a court of competent jurisdiction, such judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision or clause of this ordinance.
- 6. **Stormwater Design Manual.** The **City of Peachtree City** will utilize the policy, criteria and information including technical specifications and standards in the latest edition of the Georgia Stormwater Management Manual and any relevant local addenda, for the proper implementation of the requirements of this ordinance. The manual may be updated and expanded periodically, based on improvements in science, engineering, monitoring and local maintenance experience.
- 7. **Definitions**

“Applicant” means a person submitting a post-development stormwater management application and plan for approval.

“Channel” means a natural or artificial watercourse with a definite bed and banks that conducts continuously or periodically flowing water.

“Conservation Easement” means an agreement between a land owner and the City of Peachtree City or other government agency or land trust that permanently protects open space or greenspace on the owner’s land by limiting the amount and type of development that can take place, but continues to leave the remainder of the fee interest in private ownership.

“Dam” means an embankment used for the storage of water. Usually used as part or in conjunction with a detention facility.

“Detention” means the temporary storage of stormwater runoff in a stormwater management facility for the purpose of controlling the peak discharge.

“Detention Facility” means a detention basin or structure designed for the detention of stormwater runoff and gradual release of stored water at controlled rates.

“Developer” means a person who undertakes land development activities.

“Development” means a land development or land development project.

“Drainage Easement” means an easement appurtenant or attached to a tract or parcel of land allowing the owner of adjacent tracts or other persons to discharge stormwater runoff onto the tract or parcel of land subject to the drainage easement.

“Erosion and Sedimentation Control Plan” means a plan that is designed to minimize the accelerated erosion and sediment runoff at a site during land disturbance activities.

“Extended Detention” means the detention of stormwater runoff for an extended period, typically 24 hours or greater.

“Extreme Flood Protection” means measures taken to prevent adverse impacts from large low-frequency storm events with a return frequency of 100 years or more.

“Flooding” means a volume of surface water that is too great to be confined within the banks or walls of a conveyance or stream channel and that overflows onto adjacent lands.

“Greenspace” or **“Open Space”** means permanently protected areas of the site that are preserved in a natural state.

“Hotspot” means an area where the use of the land has the potential to generate highly contaminated runoff, with concentrations of pollutants in excess of those typically found in stormwater. These areas produce higher concentrations of trace metals, hydrocarbons or other priority pollutants than are normally found in urban stormwater runoff. Examples include, but are not limited to, gas stations, vehicle service and maintenance areas, salvage yards, material storage sites, and garbage transfer facilities.

“Hydrologic Soil Group (HSG)” means a Natural Resource Conservation Service classification system in which soils are categorized into four runoff potential groups. The groups range from group A soils, with high permeability and little runoff produced, to group D soils, which have low permeability rates and produce much more runoff.

“Impervious Cover” means a surface composed of any material that significantly impedes or prevents the natural infiltration of water into soil. Impervious surfaces include, but are not limited to, rooftops, buildings, streets and roads, and any concrete or asphalt surface.

“Industrial Stormwater Permit” means a National Pollutant Discharge Elimination System (NPDES) permit issued to an industry or group of industries which regulates the pollutant levels associated with industrial stormwater discharges or specifies on-site pollution control strategies.

“Infiltration” means the process of percolating stormwater runoff into the subsoil.

“Jurisdictional Wetland” means an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

“Land Development” means any land change, including, but not limited to, clearing, digging, grubbing, stripping, removal of vegetation, dredging, grading, excavating, transporting and filling of land, construction, paving, and any other installation of impervious cover.

“Land Development Activities” means those actions or activities which comprise, facilitate or result in land development.

“Land Development Project” means a discrete land development undertaking.

“Inspection and Maintenance Agreement” means a written agreement providing for the long-term inspection and maintenance of stormwater management facilities and practices on a site or with respect to a land development project, which when properly recorded in the deed records constitutes a restriction on the title to a site or other land involved in a land development project.

“New Development” means a land development activity on a previously undeveloped site.

“Nonpoint Source Pollution” means a form of water pollution that does not originate from a discrete point such as a sewage treatment plant or industrial discharge, but involves the transport of pollutants such as sediment, fertilizers, pesticides, heavy metals, oil, grease, bacteria, organic materials and other contaminants from land to surface water and groundwater via mechanisms such as precipitation, stormwater runoff, and leaching. Nonpoint source pollution is a by-product of land use practices such as agricultural, silvicultural, mining, construction, subsurface disposal and urban runoff sources.

“Nonstructural Stormwater Management Practice” or **“Nonstructural Practice”** means any natural or planted vegetation or other nonstructural component of the stormwater management plan that provides for or enhances stormwater quantity and/or quality control or other stormwater management benefits, and includes, but is not limited to, riparian buffers, open and greenspace areas, overland flow filtration areas, natural depressions, and vegetated channels.

“Off-Site Facility” means a stormwater management facility located outside the boundaries of the site.

“On-Site Facility” means a stormwater management facility located within the boundaries of the site.

“Overbank Flood Protection” means measures taken to prevent an increase in the frequency and magnitude of out-of-bank flooding (i.e. flow events that exceed the capacity of the channel and enter the floodplain), and that are intended to protect downstream properties from flooding for the 2-year through 25-year frequency storm events.

“Owner” means the legal or beneficial owner of a site, including but not limited to, a mortgagee or vendee in possession, receiver, executor, trustee, lessee or other person, firm or corporation in control of the site.

“Permit” means the permit issued by the **City of Peachtree City** to the applicant which is required for undertaking any land development activity.

“Person” means, except to the extent exempted from this ordinance, any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, city, county or other political subdivision of the State, any interstate body or any other legal entity.

“Post-development” refers to the time period, or the conditions that may reasonably be expected or anticipated to exist, after completion of the land development activity on a site as the context may require.

“Pre-development” refers to the time period, or the conditions that exist, on a site prior to the commencement of a land development project and at the time that plans for the land development of a site are approved by the plan approving authority. Where phased development or plan approval occurs (preliminary grading, roads and utilities, etc.), the existing conditions at the time prior to the first item being approved or permitted shall establish pre-development conditions.

“Project” means a land development project.

“Redevelopment” means a land development project on a previously developed site, but excludes ordinary maintenance activities, remodeling of existing buildings, resurfacing of paved

areas, and exterior changes or improvements which do not materially increase or concentrate stormwater runoff, or cause additional nonpoint source pollution.

“Regional Stormwater Management Facility” or **“Regional Facility”** means stormwater management facilities designed to control stormwater runoff from multiple properties, where the owners or developers of the individual properties may assist in the financing of the facility, and the requirement for on-site controls is either eliminated or reduced.

“Runoff” means stormwater runoff.

“Site” means the parcel of land being developed, or the portion thereof on which the land development project is located.

“Stormwater Better Site Design” means nonstructural site design approaches and techniques that can reduce a site’s impact on the watershed and can provide for nonstructural stormwater management. Stormwater better site design includes conserving and protecting natural areas and greenspace, reducing impervious cover and using natural features for stormwater management.

“Stormwater Management” means the collection, conveyance, storage, treatment and disposal of stormwater runoff in a manner intended to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and to enhance and promote the public health, safety and general welfare.

“Stormwater Management Facility” means any infrastructure that controls or conveys stormwater runoff.

“Stormwater Management Measure” means any stormwater management facility or nonstructural stormwater practice.

“Stormwater Management Plan” means a document describing how existing runoff characteristics will be affected by a land development project and containing measures for complying with the provisions of this ordinance.

“Stormwater Management System” means the entire set of structural and nonstructural stormwater management facilities and practices that are used to capture, convey and control the quantity and quality of the stormwater runoff from a site.

“Stormwater Retrofit” means a stormwater management practice designed for a currently developed site that previously had either no stormwater management practice in place or a practice inadequate to meet the stormwater management requirements of the site.

“Stormwater Runoff” means the flow of surface water resulting from precipitation.

“Structural Stormwater Control” means a structural stormwater management facility or device that controls stormwater runoff and changes the characteristics of that runoff including, but not limited to, the quantity and quality, the period of release or the velocity of flow of such runoff.

“Subdivision” means the division of a tract or parcel of land resulting in one or more new lots or building sites for the purpose, whether immediately or in the future, of sale, other transfer of ownership or land development, and includes divisions of land resulting from or made in connection with the layout or development of a new street or roadway or a change in an existing street or roadway.

(b) Permit Procedures and Requirements

- 1. Permit Application Requirements.** No owner or developer shall perform any land development activities without first meeting the requirements of this ordinance prior to commencing the proposed activity.

Unless specifically exempted by this ordinance, any owner or developer proposing a land development activity shall submit to the **City of Peachtree City** a permit application on a form provided by the **City of Peachtree City** for that purpose.

Unless otherwise exempted by this ordinance, the following items shall accompany a permit application in order to be considered:

- a. Stormwater concept plan and consultation meeting certification in accordance with Subsection (b) 2. below;
- b. Stormwater management plan in accordance with Subsection (b) 3 below;
- c. Inspection and maintenance agreement in accordance with Subsection (b) 4 below, if applicable;
- d. Permit application and plan review fees in accordance with Subsection (b) 6 below.

2. **Stormwater Concept Plan and Consultation Meeting.** Before any stormwater management permit application is submitted, it is recommended that the land owner or developer shall meet with the **City of Peachtree City** for a consultation meeting on a concept plan for the post-development stormwater management system to be utilized in the proposed land development project. This consultation meeting shall take place at the time of the preliminary plan of subdivision or other early step in the development process. The purpose of this meeting is to discuss the post-development stormwater management measures necessary for the proposed project, as well as to discuss and assess constraints, opportunities and potential ideas for stormwater management designs before the formal site design engineering is commenced.

To accomplish this goal the following information shall be included in the concept plan which shall be submitted in advance of the meeting:

a. Existing Conditions / Proposed Site Plans

Existing conditions and proposed site layout sketch plans, which illustrate at a minimum: existing and proposed topography; perennial and intermittent streams; mapping of predominant soils from soil surveys (when available); boundaries of existing predominant vegetation and proposed limits of clearing and grading; and location of existing and proposed roads, buildings, parking areas and other impervious surfaces.

b. Natural Resources Inventory

A written or graphic inventory of the natural resources at the site and surrounding area as it exists prior to the commencement of the project. This description should include a discussion of soil conditions, forest cover, topography, wetlands, and other native vegetative areas on the site, as well as the location and boundaries of other natural feature protection and conservation areas such as wetlands, lakes, ponds, floodplains, stream buffers and other setbacks (e.g., drinking water well setbacks, septic setbacks, etc.). Particular attention should be paid to environmentally sensitive features that provide particular opportunities or constraints for development.

c. Stormwater Management System Concept Plan

A written or graphic concept plan of the proposed post-development stormwater management system including: preliminary selection and location of proposed structural stormwater controls; location of existing and proposed conveyance systems such as grass channels, swales, and storm drains; flow paths; location of floodplain/floodway limits; relationship of site to upstream and downstream properties and drainages; and preliminary location of proposed stream channel modifications, such as bridge or culvert crossings.

Local watershed plans, the **City of Peachtree City** greenspace projection plan (if applicable), and any relevant resource protection plans will be consulted in the discussion of the concept plan.

3. **Stormwater Management Plan Requirements.** The stormwater management plan shall detail how post-development stormwater runoff will be controlled or managed and how the proposed project will meet the requirements of this ordinance, including the performance criteria set forth in Subsection (c) below.

This plan shall be in accordance with the criteria established in this section and be prepared under the direct supervisory control of either a registered Professional Engineer or a registered Landscape Architect licensed in the state of Georgia. Subsection (b) 3 c. through Subsection (b) 3 g. below shall be prepared under the direct supervisory control of a registered Professional Engineer, who shall seal and sign the work. Portions of the overall plan may be prepared and stamped by a registered Land Surveyor licensed in the state of Georgia as appropriate, such as boundary surveys, contour maps, erosion and sedimentation control plans.

The stormwater management plan must ensure that the requirements and criteria in this ordinance are being complied with and that opportunities are being taken to minimize adverse post-development stormwater runoff impacts from the development. The plan shall consist of maps, narrative, and supporting design calculations (hydrologic and hydraulic) for the proposed stormwater management system. The plan shall include all of the information required in the Stormwater Management Site Plan checklist found in the Stormwater Design Manual, and the Engineering Department's plan review checklists. This includes:

a. Common address and legal description of site

b. Vicinity Map

c. Existing Conditions Hydrologic Analysis

The existing condition hydrologic analysis for stormwater runoff rates, volumes, and velocities, which shall include:

i. _____ A topographic map of existing site conditions with the drainage basin boundaries indicated; acreage, soil types and land cover of areas for each subbasin affected by the project; all perennial and intermittent streams and other surface water features; all existing stormwater conveyances and structural control facilities; and direction of flow and exits from the site

ii. _____ Analysis of runoff provided by off-site areas upstream of the project site; and methodologies, assumptions, site parameters and supporting design calculations used in analyzing the existing conditions site hydrology.

iii. _____ For redevelopment sites, predevelopment conditions shall be modeled using the established guidelines for the portion of the site undergoing land development activities.

d. Predeveloped Condition for redevelopment

For all redevelopment applications, all site conditions are to be taken back to the state of the original site to be equivalent to that of virgin land areas in that same vicinity.

e. Post-Development Hydrologic Analysis

The post-development hydrologic analysis for stormwater runoff rates, volumes, and velocities, which shall include:

- i. _____ A topographic map of developed site conditions with the post-development drainage basin boundaries indicated; total area of post-development impervious surfaces and other land cover areas for each subbasin affected by the project; calculations for determining the runoff volumes that need to be addressed for each subbasin for the development project to meet the post-development stormwater management performance criteria in Subsection (c) below; location and boundaries of proposed natural feature protection and conservation areas; documentation and calculations for any applicable site design credits that are being utilized; methodologies, assumptions, site parameters and supporting design calculations used in analyzing the existing conditions site hydrology.
- ii. _____ If the land development activity on a redevelopment site constitutes more than 50 percent of the site area for the entire site, then the performance criteria in Subsection (c) below must be met for the stormwater runoff from the entire site.

f. Stormwater Management System

The description, scaled drawings and design calculations for the proposed post-development stormwater management system, which shall include:

- i. _____ A map and/or drawing or sketch of the stormwater management facilities, including the location of nonstructural site design features and the placement of existing and proposed structural stormwater controls, including design water surface elevations, storage volumes available from zero to maximum head, location of inlet and outlets, location of bypass and discharge systems, and all orifice/restrictor sizes;
- ii. _____ A narrative describing how the selected structural stormwater controls will be appropriate and effective;
- iii. _____ Cross-section and profile drawings and design details for each of the structural stormwater controls in the system, including supporting calculations to show that the facility is designed according to the applicable design criteria;
- iv. _____ A hydrologic and hydraulic analysis of the stormwater management system for all applicable design storms (including stage-storage or outlet rating curves, and inflow and outflow hydrographs);
- v. Documentation and supporting calculations to show that the stormwater management system adequately meets the post-development stormwater management performance criteria in Subsection (c) below;
- vi. Drawings, design calculations, elevations and hydraulic grade lines for all existing and proposed stormwater conveyance elements including stormwater drains, pipes, culverts, catch basins, channels, swales and areas of overland flow; and where applicable, a narrative describing how the stormwater management system corresponds with any watershed protection plans and/or local greenspace protection plan.

g. Post-Development Downstream Analysis

A downstream peak flow analysis which includes the assumptions, results and supporting calculations to show safe passage of post-development design flows downstream. The analysis of downstream conditions in the report shall do the following:

- i. Address each and every point or area along the project site's boundaries at which runoff will exit the property.
- ii. The analysis shall focus on the portion of the drainage channel or watercourse immediately downstream from the project. This area shall extend downstream from the project to a point in the drainage basin where the project area is 10 percent of the total basin area.

- iii. In calculating runoff volumes and discharge rates, consideration may need to be given to any planned future upstream land use changes.
 - iv. The analysis shall be in accordance with the Stormwater Design Manual.
- h. Construction-Phase Erosion and Sedimentation Control Plan
An erosion and sedimentation control plan in accordance with the Georgia Erosion and Sedimentation Control Act or NPDES Permit for Construction Activities. The plan shall also include information on the sequence/phasing of construction and temporary stabilization measures and temporary structures that will be converted into permanent stormwater controls.
- i. Landscaping and Open Space Plan
A detailed landscaping and vegetation plan describing the woody and herbaceous vegetation that will be used within and adjacent to stormwater management facilities and practices. This plan must fall within the standards outlined in Appendix F of the Stormwater Management Manual. The landscaping plan must also include:
 - i. The arrangement of planted areas, natural and greenspace areas and other landscaped features on the site plan; information necessary to construct the landscaping elements shown on the plan drawings;
 - ii. descriptions and standards for the methods, materials and vegetation that are to be used in the construction; density of plantings; descriptions of the stabilization and management techniques used to establish vegetation; and,
 - iii. A description of who will be responsible for ongoing maintenance of vegetation for the stormwater management facility and what practices will be employed to ensure that adequate vegetative cover is preserved.
- j. Operations and Maintenance Plan
Detailed description of ongoing operations and maintenance procedures for stormwater management facilities and practices to ensure their continued function as designed and constructed or preserved. These plans will identify the parts or components of a stormwater management facility or practice that need to be regularly or periodically inspected and maintained, and the equipment and skills or training necessary. The plan shall include an inspection and maintenance schedule, maintenance tasks, responsible parties for maintenance, funding, access and safety issues. Provisions for the periodic review and evaluation of the effectiveness of the maintenance program and the need for revisions or additional maintenance procedures shall be included in the plan.
- k. Maintenance Access Easements
The applicant must ensure access from public right-of-way to stormwater management facilities and practices requiring regular maintenance at the site for the purpose of inspection and repair by securing all the maintenance access easements needed on a permanent basis. Such access shall be sufficient for all necessary equipment for maintenance activities. Upon final inspection and approval, a plat or document indicating that such easements exist shall be recorded and shall remain in effect even with the transfer of title of the property.
- l. Inspection and Maintenance Agreements
Unless an on-site stormwater management facility or practice is dedicated to and accepted by the **City of Peachtree City** as provided in Subsection (b) 4. below, the applicant must execute an easement and an inspection and maintenance agreement binding on all subsequent owners of land served by an on-site stormwater management facility or practice in accordance with Subsection (b) 4 below.

| m. Evidence of Acquisition of Applicable Local and Non-local Permits

The applicant shall certify and provide documentation to the **City of Peachtree City** that all other applicable environmental permits have been acquired for the site prior to approval of the stormwater management plan.

4. **Stormwater Management Inspection and Maintenance Agreements.** Prior to the issuance of any permit for a land development activity requiring a stormwater management facility or practice hereunder and for which the **City of Peachtree City** requires ongoing maintenance, the applicant or owner of the site must, unless an on-site stormwater management facility or practice is dedicated to and accepted by the **City of Peachtree City**, execute an inspection and maintenance agreement, and/or a conservation easement, if applicable, that shall be binding on all subsequent owners of the site.

The inspection and maintenance agreement, if applicable, must be approved by **City of Peachtree City** prior to issuance of a certificate of occupancy or final plat approval, and recorded in the deed records.

The inspection and maintenance agreement shall identify by name or official title the person(s) responsible for carrying out the inspection and maintenance. Responsibility for the operation and maintenance of the stormwater management facility or practice, unless assumed by a governmental agency, shall remain with the property owner and shall pass to any successor owner. If portions of the land are sold or otherwise transferred, legally binding arrangements shall be made to pass the inspection and maintenance responsibility to the appropriate successors in title. These arrangements shall designate for each portion of the site, the person to be permanently responsible for its inspection and maintenance.

As part of the inspection and maintenance agreement, a schedule shall be developed for when and how often routine inspection and maintenance will occur to ensure proper function of the stormwater management facility or practice. The agreement shall also include plans for annual inspections to ensure proper performance of the facility between scheduled maintenance and shall also include remedies for the default thereof.

In addition to enforcing the terms of the inspection and maintenance agreement, the **City of Peachtree City** will also enforce all of the provisions for ongoing inspection and maintenance in Subsection (f) below of this ordinance Section.

5. **Application Procedure**

- a. Applications for land development permits shall be filed with the **City of Peachtree City**.
- b. Permit applications shall include the items set forth in Subsection (b) above (two copies of the stormwater management plan and the inspection maintenance agreement, if applicable, shall be included) and follow the procedures outlined in Articles IV, V and VI, as appropriate, of the Land Development Ordinance.
- c. The **City of Peachtree City** shall inform the applicant whether the application, stormwater management plan and inspection and maintenance agreement are approved or disapproved within the time limits established in Articles IV, V and VI, as appropriate, of the Land Development Ordinance.

- d. If either the permit application, stormwater management plan or inspection and maintenance agreement are disapproved, the **City of Peachtree City** shall notify the applicant of such fact in writing. The applicant may then revise any item not meeting the requirements hereof and resubmit the same, in which event Subsection (b) 5 c. above and this subparagraph shall apply to such resubmittal.
- e. Upon a finding by the **City of Peachtree City** that the permit application, stormwater management plan and inspection and maintenance agreement, if applicable, meet the requirements of this ordinance, the **City of Peachtree City** may issue a permit for the land development project, provided all other legal requirements for the issuance of such permit have been met.
- f. Notwithstanding the issuance of the permit, in conducting the land development project, the applicant or other responsible person shall be subject to the following requirements:
 - 1. The applicant shall comply with all applicable requirements of the approved plan and this ordinance and shall certify that all land clearing, construction, land development and drainage will be done according to the approved plan;
 - 2. The land development project shall be conducted only within the area specified in the approved plan;
 - 3. The **City of Peachtree City** shall be allowed to conduct periodic inspections of the project;
 - 4. No changes may be made to an approved plan without review and written approval by the **City of Peachtree City**; and,
 - 5. Upon completion of the project, the applicant or other responsible person shall submit the engineer's report and certificate and as-built plans required by Subsection (e) below.
- 6. **Modifications for Off-Site Facilities.** The stormwater management plan for each land development project shall provide for stormwater management measures located on the site of the project, unless provisions are made to manage stormwater by an off-site or regional facility. The off-site or regional facility must be located on property legally dedicated for the purpose, must be designed and adequately sized to provide a level of stormwater quantity and quality control that is equal to or greater than that which would be afforded by on-site practices and there must be a legally-obligated entity responsible for long-term operation and maintenance of the off-site or regional stormwater facility. In addition, on-site measures shall be implemented, where necessary, to protect upstream and downstream properties and drainage channels from the site to the off-site facility. Proper drainage and/or flood easements must also be dedicated between the site and the off-site facility

A stormwater management plan must be submitted to the **City of Peachtree City** which shows the adequacy of the off-site or regional facility.

To be eligible for a modification, the applicant must demonstrate to the satisfaction of the **City of Peachtree City** that the use of an off-site or regional facility will not result in the following impacts to upstream or downstream areas:

- a. Increased threat of flood damage to public health, life, and property;

- b. Deterioration of existing culverts, bridges, dams, and other structures;
- c. Accelerated stream bank or streambed erosion or siltation;
- d. Degradation of in-stream biological functions or habitat; or
- e. Water quality impairment in violation of State water quality standards, and/or violation of any state or federal regulations.

(c) Post-Development Stormwater Management Performance Criteria

The following performance criteria shall be applicable to all stormwater management plans, unless otherwise provided for in this ordinance:

1. **Water Quality.** All stormwater runoff generated from a site shall be adequately treated before discharge. It will be presumed that a stormwater management system complies with this requirement if:
 - a. It is sized to treat the prescribed water quality treatment volume from the site, as defined in the Georgia Stormwater Management Manual;
 - b. Appropriate structural stormwater controls or nonstructural practices are selected, designed, constructed or preserved, and maintained according to the specific criteria in the Georgia Stormwater Management Manual; and,
 - c. Runoff from hotspot land uses and activities identified by the **City of Peachtree City** are adequately treated and addressed through the use of appropriate structural stormwater controls, nonstructural practices and pollution prevention practices.
2. **Stream Channel Protection.** Protection of stream channels from bank and bed erosion and degradation shall be provided by using all of the following three approaches:
 - a. Preservation, restoration and/or reforestation (with native vegetation) of the applicable stream buffer;
 - b. 24-hour extended detention storage of the 1-year, 24-hour return frequency storm event;
 - c. Erosion prevention measures such as energy dissipation and velocity control.

The City Engineer may grant an exemption to stream channel exemption using the criteria outlined in the Stormwater Management Manual.

3. **Overbank Flooding Protection.** Downstream overbank flood and property protection shall be provided by controlling (attenuating) the post-development peak discharge rate to the pre-development rate for the 2, 5, 10, 25, 50, and 100-year, 24-hour return frequency storm events.
4. **Extreme Flooding Protection.** Extreme flood and public safety protection shall be provided by controlling and safely conveying the 100-year, 24 hour return frequency storm event such that flooding is not exacerbated.

5. **Structural Stormwater Controls.** All structural stormwater management facilities shall be selected and designed using the appropriate criteria from the Georgia Stormwater Management Manual. All structural stormwater controls must be designed appropriately to meet their intended function. For other structural stormwater controls not included in the Georgia Stormwater Management Manual, or for which pollutant removal rates have not been provided, the effectiveness and pollutant removal of the structural control must be documented through prior studies, literature reviews, or other means and receive approval from **City of Peachtree City** before being included in the design of a stormwater management system. In addition, if hydrologic or topographic conditions, or land use activities warrant greater control than that provided by the minimum control requirements, the **City of Peachtree City** may impose additional requirements deemed necessary to protect upstream and downstream properties and aquatic resources from damage due to increased volume, frequency, and rate of stormwater runoff or increased nonpoint source pollution loads created on the site in question.

Applicants shall consult the Georgia Stormwater Management Manual for guidance on the factors that determine site design feasibility when selecting and locating a structural stormwater control.

6. **Stormwater Credits for Nonstructural Measures.** The use of one or more site design measures by the applicant may allow for a reduction in the water quality treatment volume required under Subsection (c) 1. The applicant may, if approved by the **City of Peachtree City**, take credit for the use of stormwater better site design practices and reduce the water quality volume requirement. For each potential credit, there is a minimum set of criteria and requirements which identify the conditions or circumstances under which the credit may be applied. The site design practices that qualify for this credit and the criteria and procedures for applying and calculating the credits are included in the Georgia Stormwater Management Manual.
7. **Drainage System Guidelines.** Stormwater conveyance facilities, which may include but are not limited to culverts, stormwater drainage pipes, catch basins, drop inlets, junction boxes, headwalls, gutter, swales, channels, ditches, and energy dissipaters shall be provided when necessary for the protection of public right-of-way and private properties adjoining project sites and/or public right-of-ways. Stormwater conveyance facilities that are designed to carry runoff from more than one parcel, existing or proposed, shall meet the following requirements:
- a. Methods to calculate stormwater flows shall be in accordance with the stormwater design manual;
 - b. All culverts, pipe systems and open channel flow systems shall be sized in accordance with the stormwater management plan using the methods included in the stormwater design manual; and,
 - c. Design and construction of stormwater conveyance facilities shall be in accordance with the criteria and specifications found in the stormwater design manual.
8. **Dam Design Guidelines** Any land disturbing activity that involves a site which proposes a dam shall comply with the Georgia Safe Dams Act and Rules for Dam Safety as applicable.

(e) **Construction Inspections of Post-Development Stormwater Management System**

1. **Inspections to Ensure Plan Compliance During Construction.** Periodic inspections of the stormwater management system construction shall be conducted by the staff of the **City of Peachtree City** or conducted and certified by a Registered Professional Engineer licensed by the State of Georgia. Construction inspections shall utilize the approved stormwater management plan for establishing compliance.

All inspections shall be documented with written reports that contain the following information:

- a. The date and location of the inspection;
- b. Whether construction is in compliance with the approved stormwater management plan;
- c. Variations from the approved construction specifications; and,
- d. Any other variations or violations of the conditions of the approved stormwater management plan.

If any violations are found, the applicant shall be notified in writing of the nature of the violation and the required corrective actions.

2. **Final Inspection and As Built Plans.** Upon completion of a project, and before a certificate of occupancy is issued, or Final Plat approved, the applicant is responsible for certifying that the completed project is in accordance with the approved stormwater management plan. All applicants are required to submit actual "as built" plans and hydrology studies for any stormwater management facilities, practices, and site improvements after final construction is completed. The plans and hydrology study must show the final design specifications for all stormwater management facilities and practices and must be certified by a Professional Engineer. The specific requirements for certification, and submitting the "as built" plans and hydrology studies (digital and paper copies) are kept on file in the office of the City Engineer.

A final inspection and approval by the **City of Peachtree City** is required before the release of any performance securities can occur.

(f) **Ongoing Inspection and Maintenance of Stormwater Facilities and Practices**

1. **Long-Term Maintenance Inspection of Stormwater Facilities and Practices.** Stormwater management facilities and practices included in a stormwater management plan which are subject to an inspection and maintenance agreement must undergo ongoing inspections to document maintenance and repair needs and ensure compliance with the requirements of the agreement, the plan and this ordinance.

A stormwater management facility or practice shall be inspected on a periodic basis by the responsible person in accordance with the approved inspection and maintenance agreement. In the event that the stormwater management facility has not been maintained and/or becomes a danger to public safety or public health, the **City of Peachtree City** shall notify the person responsible for carrying out the maintenance plan by registered or certified mail to the person specified in the inspection and maintenance agreement. The notice shall specify the measures needed to comply with the agreement and the plan and shall specify the time within which such measures shall be completed. If the responsible person fails or refuses to meet the requirements

of the inspection and maintenance agreement, the **City of Peachtree City**, may correct the violation as provided in Subsection (f) 4. below.

Inspection programs by the **City of Peachtree City** may be established on any reasonable basis, including but not limited to: routine inspections; random inspections; inspections based upon complaints or other notice of possible violations; and joint inspections with other agencies inspecting under environmental or safety laws. Inspections may include, but are not limited to: reviewing maintenance and repair records; sampling discharges, surface water, groundwater, and material or water in stormwater management facilities; and evaluating the condition of stormwater management facilities and practices.

2. **Right-of-Entry for Inspection.** The terms of the inspection and maintenance agreement shall provide for the **City of Peachtree City** to enter the property at reasonable times and in a reasonable manner for the purpose of inspection. This includes the right to enter a property when it has a reasonable basis to believe that a violation of this ordinance is occurring or has occurred and to enter when necessary for abatement of a public nuisance or correction of a violation of this ordinance.
3. **Records of Maintenance Activities.** Parties responsible for the operation and maintenance of a stormwater management facility shall provide records of all maintenance and repairs to **City of Peachtree City**.
4. **Failure to Maintain.** If a responsible person fails or refuses to meet the requirements of the inspection and maintenance agreement, the **City of Peachtree City**, after thirty (30) days written notice (except, that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours notice shall be sufficient), may correct a violation of the design standards or maintenance requirements by performing the necessary work to place the facility or practice in proper working condition. The **City of Peachtree City** may assess the owner(s) of the facility for the cost of repair work which shall be a lien on the property.

(g) Violations, Enforcement and Penalties

Any action or inaction which violates the provisions of this ordinance or the requirements of an approved stormwater management plan or permit, may be subject to the enforcement actions outlined in this Section. Any such action or inaction which is continuous with respect to time is deemed to be a public nuisance and may be abated by injunctive or other equitable relief. The imposition of any of the penalties described below shall not prevent such equitable relief. The imposition of any of the penalties described below shall not prevent such equitable relief.

1. **Notice of Violation.** If the **City of Peachtree City** determines that an applicant or other responsible person has failed to comply with the terms and conditions of a permit, an approved stormwater management plan or the provisions of this ordinance, it shall issue a written notice of violation to such applicant or other responsible person. Where a person is engaged in activity covered by this ordinance without having first secured a permit therefore, the notice of violation shall be served on the owner or the responsible person in charge of the activity being conducted on the site.

The notice of violation shall contain:

- a. The name and address of the owner or the applicant or the responsible person;

- b. The address or other description of the site upon which the violation is occurring;
- c. A statement specifying the nature of the violation;
- d. A description of the remedial measures necessary to bring the action or inaction into compliance with the permit, the stormwater management plan or this ordinance and the date for the completion of such remedial action;
- e. A statement of the penalty or penalties that may be assessed against the person to whom the notice of violation is directed; and,
- f. A court date if a citation/notice of violation is issued.

7.2. Penalties. In the event the remedial measures described in the notice of violation have not been completed by the date set forth for such completion in the notice of violation, any one or more of the following actions or penalties may be taken or assessed against the person to whom the notice of violation was directed. In the event the applicant or other responsible person fails to cure such violation after such notice and cure period, the **City of Peachtree City** may take any one or more of the following actions or impose any one or more of the following penalties.

- a. **Stop Work Order** - The **City of Peachtree City** may issue a stop work order which shall be served on the applicant or other responsible person. The stop work order shall remain in effect until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violation or violations described therein, provided the stop work order may be withdrawn or modified to enable the applicant or other responsible person to take the necessary remedial measures to cure such violation or violations.
- b. **Withhold Certificate of Occupancy** - The **City of Peachtree City** may refuse to issue a certificate of occupancy for the building or other improvements constructed or being constructed on the site until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein.
- c. **Suspension, Revocation or Modification of Permit** - The **City of Peachtree City** may suspend, revoke or modify the permit authorizing the land development project. A suspended, revoked or modified permit may be reinstated after the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein, provided such permit may be reinstated [upon such conditions as the **City of Peachtree City** may deem necessary] to enable the applicant or other responsible person to take the necessary remedial measures to cure such violations.
- d. (4) **Penalties** - The **City of Peachtree City** may issue a citation to the applicant or other responsible person for violations of this ordinance, requiring such person to appear in **Peachtree City municipal** court to answer charges for such violation. Upon conviction, such person shall be punished by a fine not to exceed \$1,000 or imprisonment for 60 days or both. Each act of violation and each day upon which any violation shall occur shall constitute a separate offense.

Section 2. All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

Section 3. Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

Section 4. This ordinance shall be in full force and effect upon its official adoption by the City Council.

This _____ day of _____ 2007.

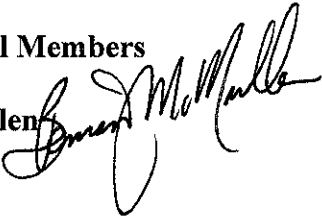
Harold K. Logsdon, Mayor

Attest: _____
City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

FROM: Bernard J. McMullen 

DATE: June 1, 2007

SUBJECT: Consider Committee Appointment to Name Peachtree City's "West Village"
June 7, 2007, Council Agenda Item

At the June 7, 2007 Council meeting, Council will discuss appointing residents to a task force to provide recommendations on naming the "West Village".

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager *James M. Muller*
Financial Services Director *P.F.*
Assistant Financial Services Director
Purchasing Agent *one*
Developmental Services Director *AWK*

FROM: City Engineer *David A. Bonkowski*

DATE: May 23, 2007

SUBJECT: Proposed South 74 BSC Multi-Use Tunnel & Rockaway Road Tunnel
Lighting Design
June 7th City Council Meeting

Recommendation:

To approve the attached task order from S.L. King and Associates for the lighting design for the two proposed pedestrian tunnels under State Route (SR) 74, for a not to exceed amount of \$19,200.

Discussion:

The design of the two new multi-use tunnels is included in the plans of the second phase of SR 74 widening project. To finish this design, the Georgia Department of Transportation (DOT) is requiring the City to also prepare a lighting plan to show how the tunnel will be illuminated and where the power will connect. The DOT performed this design for the City for the Paschall Road Tunnel but stated they would not for future tunnels.

Staff was informed this week that this lighting plan had to be done before Final Field Plan Review (FFPR), which is scheduled for August, 2007. Therefore the plans need to be done as soon as possible in order to be available before the FFPR. The need for the plans to be done before August, 2007, was unknown to Staff and was not budgeted for this year. Therefore Staff is requesting the funds to come from PIP Contingency.

Since QK4 had designed the tunnels for the City, staff requested a proposal from them to do the lighting design. QK4 does not do electrical design but regularly uses sub-consultants to do this work and they received proposals from two firms to do the design. One quote was for \$19,200 and the other was for \$24,950. Staff recommends using S.L. King and Associates for a not to exceed amount of \$19,200.

Page 2.

Proposed South 74 BSC Multi-Use Tunnel & Rockaway Road Tunnel Lighting Design

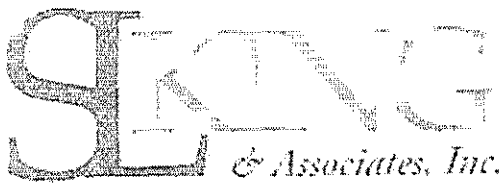
May 23, 2007

Budget Impact:

The cost for the design will be a not to exceed amount of \$19,200, with the funds being allocated from the PIP Contingency Fund.

Attachments

cc: File



ENGINEERS • PLANNERS • MANAGERS

May 24, 2007

Mr. Ben C. Pickering, II, P.E.
Qk4
3169 Holcomb Bridge Road
Suite 455
Norcross, GA 30071

Subject: Sports Tunnel Proposal for Lighting Engineering Services
Rockaway Tunnel Proposal for Lighting Engineering Services
Peachtree City, GA

Dear Mr. Pickering:

S. L. King & Associates, Inc. (SLK) is pleased to submit this proposal for Lighting Engineering services for the above referenced projects. Per our discussions and information provided, this proposal describes the services that SLK will provide for the electrical systems.

Scope of Services

SLK will provide the following:

- Separate set of lighting plans for each golf cart tunnel referenced above per Georgia DOT standards
- Coordinate with the Georgia Power Company for power service and metering.
- Site visit.
- Coordinate with Georgia DOT regarding plan reviews
- Provide electronic file in Microstation format

Deliverables and Schedule

The following items will be delivered to Qk4 for inclusion in their submittals to Peachtree City.

1. Final plans and specifications



Mr. Ben Pickering, II, P.E.

May 24, 2007

Page 2

We will provide both sets of plans within four (4) weeks of receipt of Notice to Proceed.

Proposal/Project Assumptions

- The project will be submitted in one (1) phase.
- The electrical drawings will be based on tunnel design drawings provided by Qk4.
- One hard copy of each tunnel will be provided in addition to the Microstation files.
- Standard GDOT specifications will be provided.

Fee

SLK proposes to perform the services offered at lump sum fee of \$19,200 to include all direct and indirect costs, overhead and profit. Additional services will be billed on an hourly basis according to the following schedule:

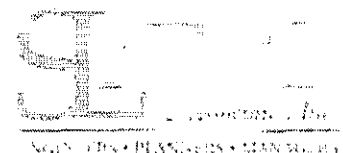
<u>Service Level</u>	<u>Hourly Rate</u>
Principal	\$165
Project Manager	140
Senior Engineer	120
Engineer	90
CAD technician	68
Clerical	55

Invoicing and Payment Terms

SLK will invoice on a submittal basis. Payment terms: Qk4 will invoice on our behalf within ten (10) calendar days of receipt of our invoice. SLK will be paid within ten (10) calendar days after receipt of payment by Qk4.

Conclusion

We appreciate the opportunity to submit this proposal and look forward to working with you. If you have any questions, please feel free to contact me at 404-832-4830.



Mr. Ben Plexering, II, P.E.

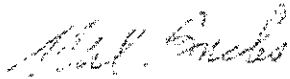
May 24, 2007

Page 3

Please indicate acceptance of this proposal by signing below and returning to my attention.

Sincerely,

S. L. King & Associates, Inc.



M.J. Bracks, P
Director of Operations

ACCEPTED BY:

TITLE

DATE

Dave Borkowski

From: Bal Kulkarni [bal@ace.fdn.com]
Sent: Friday, May 11, 2007 9:10 AM
To: Pickering, Ben
Cc: Pampu
Subject: RE: Peachtree City Pedestrian Tunnel Lighting Plans -Proposal

Ben:

For the two pedestrian tunnels as separate jobs, the price for each shall be:

\$13,500 Design Phase - We will follow all GDOT, IES, and AASHTO guidelines in completing this job. In addition to generating a full set of electrical plans (lighting layout drawings, electrical schematics and one-line drawings) we shall generate Summary of Quantities and Construction Cost Estimate for the job. We will submit all photometrics to GDOT for approval.

\$950 Construction Phase – Shop Drawing Review

For the two pedestrian tunnels as one job, the price for both shall be:

\$24,000 Design Phase - We will follow all GDOT, IES, and AASHTO guidelines in completing this job. In addition to generating a full set of electrical plans (lighting layout drawings, electrical schematics and one-line drawings) we shall generate Summary of Quantities and Construction Cost Estimate for the job. We will submit all photometrics to GDOT for approval.

\$950 Construction Phase – Shop Drawing Review

Please call if you have any questions or comments. We look forward to working with you on these projects.

Thanks.

S. N. (Bal) Kulkarni, P.E.
Atlanta Consulting Engineers
500 Sun Valley Drive, Unit G-2
Roswell, GA 30076
Tel.: 678-205-2240, Ext.101
Fax: 678-205-2239
email: bal@ace.fdn.com

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From: Pickering, Ben [mailto:bpickering@qk4.com]
Sent: Wednesday, May 09, 2007 3:51 PM
To: Bal Kulkarni
Cc: Houser, Matt
Subject: RE: Peachtree City Pedestrian Tunnel Lighting Plans -Proposal

This design will be funded by Peachtree City, and a lump sum fee is preferred. The design will be reviewed by GDOT so GDOT standards will apply.

Please provide the tunnel bids both as one project and separately documents.

Thanks,

Benjamin C. Pickering II

05/30/2007

SSES Project Manager

Qk4/ACS/CamKen Joint Venture

3405 Piedmont Rd NE, Suite 470, Atlanta, Georgia 30305

SSES Office 404.745.9001

Fax 404.745.9004

Cell 404.732.5148

bpickering@qk4.com

From: Bal Kulkarni [mailto:bal@ace.fdn.com]

Sent: Wednesday, May 09, 2007 3:40 PM

To: Pickering, Ben

Subject: RE: Peachtree City Pedestrian Tunnel Lighting Plans -Proposal

Ben:

Please let me know if the fee has to be cost plus fixed fee and will be paid by GDOT or a lump sum fee which will be paid by Peachtree City.

In either case, I assume that the design will have to be done per GDOT standards. Is this correct?

Please respond and I will provide the proposal accordingly. Also will all these tunnels bid in one project or require separate documents?

Thanks.

S N. (Bal) Kulkarni, P.E.

Atlanta Consulting Engineers

500 Sun Valley Drive, Unit G-2

Roswell, GA 30076

Tel.: 678-205-2240, Ext.101

Fax: 678-205-2239

email: bal@ace.fdn.com

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From: Pickering, Ben [mailto:bpickering@qk4.com]

Sent: Tuesday, May 08, 2007 2:22 PM

To: bal@ace.fdn.com

Cc: Houser, Matt

Subject: Peachtree City Pedestrian Tunnel Lighting Plans -Proposal

Bal,

We have been tasked by Peachtree City to provide lighting design for two tunnel locations on SR 74 South of Peachtree City. Attached are PDF's showing the two path locations. Can you provide us with design fee for the lighting design for these two locations?

Thanks,

Benjamin C. Pickering II, PE

Atlanta Engineering

Qk4

Architecture Engineering Construction

3169 Holcomb Bridge Road, Suite 455

Office 404.417.3029 Fax 404.329.5901

bpickering@qk4.com

05/30/2007

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager *Bernard McMiller*
Financial Services Director *P.S.*
Assistant Financial Services Director *P*
Purchasing Agent *W*
Developmental Services Director *W*

FROM: City Engineer *David A. Borowski*

DATE: May 30, 2007

SUBJECT: Design of Walt Banks/Peachtree Parkway Intersection Improvements,
Crosstown/Peachtree Parkway Intersection Improvements, and
Multi-Use Path Construction from the South Baseball Soccer
Complex (BSC) to Cooper Circle
June 7, 2007 City Council Meeting

Recommendation:

Staff recommends that City Council award the design of the aforementioned projects to Professional Engineering Consultants (PEC) for the not to exceed amount of \$209,800.

Discussion:

The above intersection improvements are improvement projects identified in the City's Transportation Plan and are partially funded by Q23 funds in the State's Transportation Improvement Plan. The Walt Banks intersection is also funded through the Fayette County Special Local Option Sales Tax (SPLOST) program.

The multi-use path construction from the BSC to Cooper Circle is identified on the Cart Path Master Plan and is also partially funded by Q23 funds.

Staff solicited a Request for Proposals (RFPs) from qualified engineering firms for the design of the two intersection projects and the path project. Four design firms responded as follows:

Company	Cost
Stantec	\$177,800.00
PEC	\$209,800.00
QK4	\$313,772.54
AEI	\$446,500.00

Staff evaluated the four companies based on the criteria in the RFP. The weighted criteria included price (30%), similar project experience and qualifications (30%), demonstrating understanding of the RFP (30%) and references (10%). See the attached summary of the proposal evaluations.

For the Price Proposal, staff assigned the highest score to Stantec because they had the lowest price, followed by PEC, QK4 and AEI. For the Similar Project Experience, staff assigned the highest score to QK4 because they appeared to have the most similar project experience, followed closely by PEC. For Demonstrating Understanding of the RFP, staff assigned the highest value to PEC.

Based on the combined evaluations of staff, Stantec and PEC were equal and short-listed from the other two firms. With the list reduced to just two firms, staff sought interviews with representatives of each firm.

A selection committee made up of the City Engineer, City Planner, Purchasing Agent, Stormwater Manager, and the Development Services Director was organized to participate in the interview and make a final recommendation. The committee interviewed PEC and Stantec on May 23, 2007, and asked both firms the same questions. The questions were tailored to get a better understating of the firms qualifications and to make sure they understood the scope of the projects.

After careful consideration from the selection committee, the consensus was to recommend that the design be awarded to PEC. This recommendation is based on the fact that PEC has more multi-use path design experience than Stantec, and that the cost of all the necessary environmental work for the projects was included in the price from PEC. Some environmental work was excluded from Stantec's proposal. Also, the committee felt strongly that PEC will provide better customer service by doing whatever they can to get the necessary approvals from the Georgia Department of Transportation. Furthermore, staff has very good experience working with this firm on the design of the detention facility at Lot 5 Whitlock Place and believes them to be well qualified for the size and scope of these projects.

Budget Impact:

The cost for the design of the three projects is a not to exceed amount of \$209,800, with the individual project costs as follows:

Project	Cost
Walt Banks/Peachtree Parkway	\$91,900
Crosstown/Peachtree Parkway	\$68,150
BSC/Cooper Circle Path	\$49,750

There are adequate funds for this design of Walt Banks/Peachtree Parkway in the SPLOST account 320-4110-54-1404 (Project 091). There are also adequate funds for the BSC/Cooper Circle Path design in the PIP account 357-4110-54-1456 (Project 186).

The City currently has \$54,000 budgeted in PIP account 357-4110-54-1455 (Project 185) for the design of Crosstown/Peachtree Parkway. \$14,150 will need to be transferred from the PIP contingency account to cover the additional cost of this design, unless the savings is made up on the construction phase of this project.

Attachment

cc: File

EVALUATION SUMMARY
DESIGN OF WaltBanks/Peachtree Parkway, Crosstown/Peachtree Parkway, and BSC Path Extension

Company	Amount	Price Proposal (30% weight)	Similar Project Experience and Project Team Qualifications (30% weight)	Demonstrating Understanding of the RFP (30% weight)	References (10% Weighted)	Weighted Score
Santec	\$177,800.00	5.0	2.7	2.7	5.0	3.6
PEC	\$209,800.00	4.2	3.1	3.0	5.0	3.6
QK4	\$313,772.54	2.8	3.3	2.7	5.0	3.2
AEI	\$446,500.00	2.0	3.0	2.3	5.0	2.7

Note: Rate firms from 1 to 5 with 5 being the highest.